

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 309/31 Queens Avenue, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$675,000

Median sale price

Median price \$577,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	103/1 Cook St HAWTHORN 3122	\$730,000	17/12/2024
2	402/36 Lilydale Gr HAWTHORN EAST 3123	\$575,000	08/12/2024
3	204/35 Camberwell Rd HAWTHORN EAST 3123	\$769,000	20/09/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 21/01/2025 10:57



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$675,000

Median Unit Price

December quarter 2024: \$577,500

Comparable Properties



103/1 Cook St HAWTHORN 3122 (REI)

Agent Comments

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Price: \$730,000

Method: Private Sale

Date: 17/12/2024

Property Type: Apartment



402/36 Lilydale Gr HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$575,000

Method: Auction Sale

Date: 08/12/2024

Property Type: Apartment



204/35 Camberwell Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments

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Price: \$769,000

Method: Private Sale

Date: 20/09/2024

Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951