

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

305/311 Burwood Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn

Period - From 01/07/2025

to 30/09/2025

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	6/28 Burwood Rd HAWTHORN 3122	\$605,000	18/10/2025
2	422/311 Burwood Rd HAWTHORN 3122	\$565,000	07/08/2025
3	307/311 Burwood Rd HAWTHORN 3122	\$581,000	22/07/2025

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:

10/11/2025 14:37

305/311 Burwood Road, Hawthorn Vic 3122

MRE

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2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

September quarter 2025: \$600,000

Comparable Properties



6/28 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$605,000

Method: Auction Sale

Date: 18/10/2025

Property Type: Apartment



422/311 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

2 2 1

Price: \$565,000

Method: Private Sale

Date: 07/08/2025

Property Type: Apartment



307/311 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 2 1

Price: \$581,000

Method: Private Sale

Date: 22/07/2025

Property Type: Apartment

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



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