

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

5/563 GLENFERRIE ROAD HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

104/577 GLENFERRIE ROAD HAWTHORN VIC 3122	\$430,000	09-Feb-25
7/133-135 RIVERSDALE ROAD HAWTHORN VIC 3122	\$410,000	04-Apr-25
501/25 LYNCH STREET HAWTHORN VIC 3122	\$405,000	19-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 14 June 2025



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**104/577 GLENFERRIE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$430,000** Sold Date **09-Feb-25**

Distance **0.14km**



**7/133-135 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$410,000** Sold Date **04-Apr-25**

Distance **0.41km**



**501/25 LYNCH STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$405,000** Sold Date **19-Feb-25**

Distance **0.6km**

RS = Recent sale UN = Undisclosed Sale

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