

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

15/19 PARK STREET 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2024

to

30 Jun 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

18/23 HAWTHORN GROVE HAWTHORN VIC 3122	\$399,000	01-May-25
7/21-23 MUNRO STREET HAWTHORN EAST VIC 3123	\$375,000	20-May-25
3/69 AUBURN ROAD HAWTHORN VIC 3122	\$370,000	30-Jun-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: 15 July 2025



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**18/23 HAWTHORN GROVE
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$399,000** Sold Date **01-May-25**

Distance **0.74km**



**7/21-23 MUNRO STREET
HAWTHORN EAST VIC 3123**

1 1 -

Sold Price **\$375,000** Sold Date **20-May-25**

Distance **1.32km**



**3/69 AUBURN ROAD HAWTHORN
VIC 3122**

1 1 1

Sold Price ^{RS} **\$370,000** Sold Date **30-Jun-25**

Distance **0.72km**

RS = Recent sale **UN** = Undisclosed Sale

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