

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

35/589-591 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

\$150,000

&

\$160,000

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

Cotality

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

17/589-591 GLENFERRIE ROAD HAWTHORN VIC 3122	\$160,000	10-Apr-25
2/17 PARK STREET HAWTHORN VIC 3122	\$160,000	20-May-25
30/29 LYNCH STREET HAWTHORN VIC 3122	\$150,000	02-May-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: 29 July 2025



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**17/589-591 GLENFERRIE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$160,000** Sold Date **10-Apr-25**

Distance **0km**



**2/17 PARK STREET HAWTHORN
VIC 3122**

1 1 1

Sold Price Sold Date **20-May-25**

Distance **0.6km**



**30/29 LYNCH STREET HAWTHORN
VIC 3122**

1 1 1

Sold Price **\$150,000** Sold Date **02-May-25**

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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