

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

16/506 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

\$310,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2024

to

30 Sep 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

1/181 RIVERSDALE ROAD HAWTHORN VIC 3122	\$310,000	19-Jun-25
8/84 CAMPBELL ROAD HAWTHORN EAST VIC 3123	\$313,000	10-Apr-25
503/770B TOORAK ROAD GLEN IRIS VIC 3146	\$305,000	12-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: 03 October 2025

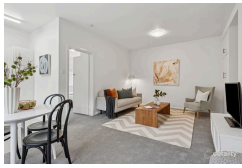


Shawn White

P 0388095584

M 0425335034

E Shawn.White@Little.com.au



**1/181 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$310,000** Sold Date **19-Jun-25**

Distance **0.65km**



**8/84 CAMPBELL ROAD
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$313,000** Sold Date **10-Apr-25**

Distance **1.84km**



**503/770B TOORAK ROAD GLEN
IRIS VIC 3146**

1 1 1

Sold Price **\$305,000** Sold Date **12-Jun-25**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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