

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

502/28 QUEENS AVENUE 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

\$199,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

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

15/17 PARK STREET HAWTHORN VIC 3122	\$210,000	09-Jul-25
51/29 LYNCH STREET HAWTHORN VIC 3122	\$195,000	25-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.

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**15/17 PARK STREET HAWTHORN
VIC 3122**

Sold Price

^{RS} **\$210,000** Sold Date **09-Jul-25**

1 1 1

Distance **0.72km**



**51/29 LYNCH STREET HAWTHORN
VIC 3122**

Sold Price

\$195,000 Sold Date **25-Jun-25**

1 1 1

Distance **0.85km**

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

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