

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

22/557 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

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,840,000

Property type

Other

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

5/563 GLENFERRIE ROAD HAWTHORN VIC 3122	\$415,000	23-Jun-25
8/563 GLENFERRIE ROAD HAWTHORN VIC 3122	\$405,000	07-May-25
19/563 GLENFERRIE ROAD HAWTHORN VIC 3122	\$395,000	06-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: 28 October 2025



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**5/563 GLENFERRIE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$415,000** Sold Date **23-Jun-25**

Distance **0.07km**



**8/563 GLENFERRIE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$405,000** Sold Date **07-May-25**

Distance **0.07km**



**19/563 GLENFERRIE ROAD
HAWTHORN VIC 3122**

1 1 -

Sold Price **\$395,000** Sold Date **06-May-25**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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