

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

5/454 BURWOOD 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

\$565,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Nov 2024

to

31 Oct 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

307/609 BURWOOD ROAD HAWTHORN VIC 3122	\$427,500	23-May-25
306/625 GLENFERRIE ROAD HAWTHORN VIC 3122	\$390,000	17-Jun-25
204/1A LAUNDER STREET HAWTHORN VIC 3122	\$415,000	24-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: 11 November 2025

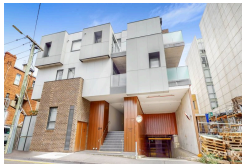


Shawn White

P 0388095584

M 0425335034

E Shawn.White@Little.com.au



**307/609 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$427,500** Sold Date **23-May-25**

Distance **0.38km**



**306/625 GLENFERRIE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$390,000** Sold Date **17-Jun-25**

Distance **0.47km**



**204/1A LAUNDER STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$415,000** Sold Date **24-Jun-25**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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