

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

204/92 KINKORA 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2024

to

31 Aug 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

221/862 GLENFERRIE ROAD HAWTHORN VIC 3122	-	23-Jul-25
18/23 HAWTHORN GROVE HAWTHORN VIC 3122	\$399,000	01-May-25
303/862 GLENFERRIE ROAD HAWTHORN VIC 3122	\$380,000	03-Sep-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: 25 September 2025



221/862 GLENFERRIE ROAD HAWTHORN VIC 3122

1 1 1

Sold Price

RS - UN

Sold Date **23-Jul-25**

Distance **0.23km**



18/23 HAWTHORN GROVE HAWTHORN VIC 3122

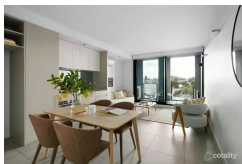
1 1 1

Sold Price

\$399,000

Sold Date **01-May-25**

Distance **0.47km**



303/862 GLENFERRIE ROAD HAWTHORN VIC 3122

1 1 1

Sold Price

^{RS} **\$380,000**

Sold Date **03-Sep-25**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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