

# 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 809/377 Burwood Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$330,000 & \$350,000

### Median sale price

Median price \$564,000 Property Type Unit Suburb Hawthorn

Period - From 09/12/2024 to 08/12/2025 Source Property Data

### 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 six 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	121/311 Burwood Rd HAWTHORN 3122	\$360,000	22/09/2025
2			
3			

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 six months.

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**Indicative Selling Price**

\$330,000 - \$350,000

**Median Unit Price**

09/12/2024 - 08/12/2025: \$564,000



 1    1    1

**Property Type:** Unit

**Land Size:** 1573 sqm approx

Agent Comments

## Comparable Properties

121/311 Burwood Rd HAWTHORN 3122 (VG)

Agent Comments

 1    -    -

**Price:** \$360,000

**Method:** Sale

**Date:** 22/09/2025

**Property Type:** Strata Unit/Flat

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 six months.

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