

# 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 6/486 Glenferrie 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 \$496,000 & \$545,600

### Median sale price

Median price \$586,250 Property Type Unit Suburb Hawthorn

Period - From 02/06/2025 to 01/06/2026 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	9/30-32 Barton St HAWTHORN 3122	\$498,000	12/03/2026
2	8/183 Auburn Rd HAWTHORN 3122	\$510,000	10/12/2025
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.

This Statement of Information was prepared on: 02/06/2026 15:12



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$496,000 - \$545,600  
**Median Unit Price**  
02/06/2025 - 01/06/2026: \$586,250

## Comparable Properties



**9/30-32 Barton St HAWTHORN 3122 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$498,000  
**Method:** Private Sale  
**Date:** 12/03/2026  
**Property Type:** Apartment



**8/183 Auburn Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**

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**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 10/12/2025  
**Property Type:** Apartment

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.

**Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044**