

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

315/311 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

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2025

to

31 Aug 2026

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

202/311 BURWOOD ROAD HAWTHORN VIC 3122	\$400,000	24-Jun-26
221/2 GOLDING STREET HAWTHORN VIC 3122	\$415,000	19-Jun-26
523/311 BURWOOD ROAD HAWTHORN VIC 3122	\$422,500	20-Jun-26

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: 15 September 2026


**202/311 BURWOOD ROAD
HAWTHORN VIC 3122**

Sold Price **\$400,000** Sold Date **24-Jun-26**
 1  1  -

Distance **0km**

**221/2 GOLDING STREET
HAWTHORN VIC 3122**

Sold Price **\$415,000** Sold Date **19-Jun-26**
 1  1  1

Distance **0km**

**523/311 BURWOOD ROAD
HAWTHORN VIC 3122**

Sold Price **\$422,500** Sold Date **20-Jun-26**
 1  1  1

Distance **0km**
RS = Recent sale

UN = Undisclosed Sale

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