

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

15/17 PARK STREET 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

\$220,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Apr 2025

to

31 Mar 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

Address of comparable property	Price	Date of sale
502/28 QUEENS AVENUE HAWTHORN VIC 3122	\$196,999	06-Nov-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: 13 April 2026

**502/28 QUEENS AVENUE
HAWTHORN VIC 3122**

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Sold Price

\$196,999 Sold Date **06-Nov-25**

Distance

0.72km**RS** = Recent sale**UN** = Undisclosed Sale

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