

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 8/6-10 Wyuna Avenue, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,190,000 & \$1,220,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	26/8 Wallen Rd HAWTHORN 3122	\$1,165,000	08/11/2025
2	3/50 Grange Rd TOORAK 3142	\$1,230,000	11/09/2025
3	43/8 Wallen Rd HAWTHORN 3122	\$1,215,000	20/08/2025

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: 09/01/2026 13:04



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,190,000 - \$1,220,000

Median Unit Price

Year ending December 2025: \$590,000

Comparable Properties



26/8 Wallen Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 2 2

Price: \$1,165,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Apartment



3/50 Grange Rd TOORAK 3142 (REI)

Agent Comments

2 2 1

Price: \$1,230,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: Apartment



43/8 Wallen Rd HAWTHORN 3122 (REI/VG)

Agent Comments

3 2 2

Price: \$1,215,000

Method: Private Sale

Date: 20/08/2025

Property Type: Apartment

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