

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

224/311 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) (\*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 five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

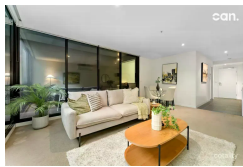
Date of sale

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 118/311 BURWOOD ROAD HAWTHORN VIC 3122 | \$385,000 | 15-May-26 |
| 521/311 BURWOOD ROAD HAWTHORN VIC 3122 | \$400,000 | 18-Jun-26 |
| 405/80 LYNCH STREET HAWTHORN VIC 3122  | \$400,000 | 03-Jun-26 |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 12 September 2026



**118/311 BURWOOD ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price

**\$385,000**

Sold Date **15-May-26**

Distance

**0km**



**521/311 BURWOOD ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price

**\$400,000**

Sold Date **18-Jun-26**

Distance

**0km**



**405/80 LYNCH STREET  
HAWTHORN VIC 3122**

1 1 1

Sold Price

Sold Date **03-Jun-26**

Distance

**0.08km**

RS = Recent sale

UN = Undisclosed Sale

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