

## 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

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

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2025

to

30 Apr 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

421/311 BURWOOD ROAD HAWTHORN VIC 3122	\$422,500	20-Feb-26
108/311 BURWOOD ROAD HAWTHORN VIC 3122	\$439,000	27-Jan-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: 13 May 2026

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**421/311 BURWOOD ROAD  
HAWTHORN VIC 3122**

1 1 1

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

Distance **0km**



**108/311 BURWOOD ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$439,000** Sold Date **27-Jan-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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