

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

207/28 QUEENS AVENUE 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

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2024

to

30 Sep 2025

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

501/28 QUEENS AVENUE HAWTHORN VIC 3122	\$265,000	01-Aug-25
6/60 AUBURN ROAD HAWTHORN VIC 3122	\$290,000	27-Mar-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: 03 October 2025

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**501/28 QUEENS AVENUE
HAWTHORN VIC 3122**

Sold Price

\$265,000

Sold Date

01-Aug-25

2

1

-

Distance

0km**6/60 AUBURN ROAD HAWTHORN
VIC 3122**

Sold Price

\$290,000

Sold Date

27-Mar-25

2

1

1

Distance

0.41km**RS** = Recent sale**UN** = Undisclosed Sale

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