

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

3/95 Manningtree Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$370,000

&

\$400,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2024

to

31/12/2024

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	1/41 Riversdale Rd HAWTHORN 3122	\$400,000	20/11/2024
2	3/500 Glenferrie Rd HAWTHORN 3122	\$400,000	04/11/2024
3	5/67 Denham St HAWTHORN 3122	\$392,500	01/10/2024

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:

21/03/2025 12:00



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$370,000 - \$400,000
Median Unit Price
Year ending December 2024: \$580,000

Comparable Properties



1/41 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$400,000
Method: Sold Before Auction
Date: 20/11/2024
Property Type: Unit



3/500 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 04/11/2024
Property Type: Unit



5/67 Denham St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$392,500
Method: Private Sale
Date: 01/10/2024
Property Type: Apartment
Land Size: 659 sqm approx