

# 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

26/9 Lisson Grove, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$625,000

### Median sale price

Median price \$570,000 Property Type Unit Suburb Hawthorn

Period - From 17/12/2023 to 16/12/2024 Source Property Data

### 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	10/178 Power St HAWTHORN 3122	\$580,000	30/11/2024
2	9/247 Riversdale Rd HAWTHORN EAST 3123	\$620,000	22/11/2024
3	11/109 Riversdale Rd HAWTHORN 3122	\$580,000	04/11/2024

**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: 17/12/2024 15:21



**Rooms:** 4  
**Property Type:** Flat  
**Land Size:** 2679.219 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$580,000 - \$625,000  
**Median Unit Price**  
 17/12/2023 - 16/12/2024: \$570,000

## Comparable Properties



**10/178 Power St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$580,000  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** Unit



**9/247 Riversdale Rd HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$620,000  
**Method:** Sold Before Auction  
**Date:** 22/11/2024  
**Property Type:** Apartment



**11/109 Riversdale Rd HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 04/11/2024  
**Property Type:** Unit

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