

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

1/4 Lisson Grove, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$616,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2026

to

30/06/2026

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	3/44 Kinkora Rd HAWTHORN 3122	\$845,000	21/03/2026
2	2/134 Barkers Rd HAWTHORN 3122	\$866,000	10/06/2026
3			

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:

24/08/2026 15:25

1/4 Lisson Grove, Hawthorn Vic 3122



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$850,000
Median Unit Price
June quarter 2026: \$616,000

Comparable Properties

3/44 Kinkora Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$845,000
Method:
Date: 21/03/2026
Property Type: Unit

2/134 Barkers Rd HAWTHORN 3122 (REI)

Agent Comments

2 2 2

Price: \$866,000
Method:
Date: 10/06/2026
Property Type: Unit

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.

Account - Heavyside



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