

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

213/6 Lisson Grove, Hawthorn Vic 3122

Indicative selling price

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

Single price \$420,000

Median sale price

Median price \$582,500

Property Type Unit

Suburb Hawthorn

Period - From 01/10/2025

to 31/12/2025

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 | 502/25 Lynch St HAWTHORN 3122 | \$420,000 | 07/02/2026 |
| 2 | 12/454 Burwood Rd HAWTHORN 3122 | \$410,000 | 16/12/2025 |
| 3 | 5/510 Glenferrie Rd HAWTHORN 3122 | \$450,000 | 13/12/2025 |

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:

04/03/2026 14:00

Hugh Francis

9908 5700

0401 265 338

hughfrancis@jellisrcraig.com.au

Indicative Selling Price

\$420,000

Median Unit Price

December quarter 2025: \$582,500



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



502/25 Lynch St HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$420,000

Method: Private Sale

Date: 07/02/2026

Property Type: Apartment



12/454 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 16/12/2025

Property Type: Apartment



5/510 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$450,000

Method: Private Sale

Date: 13/12/2025

Property Type: Apartment

Account - Jellis Craig | P: (03) 9908 5700