

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 Swinburne Avenue, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$3,400,000

&

\$3,700,000

Median sale price

Median price

\$3,222,500

Property Type

House

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	93 Liddiard St HAWTHORN 3122	\$3,710,000	13/09/2025
2	21 St Helens Rd HAWTHORN EAST 3123	\$3,660,000	13/09/2025
3	53 Elgin St HAWTHORN 3122	\$3,550,000	28/11/2025

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:

11/03/2026 10:24



Property Type: House

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



93 Liddiard St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$3,710,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 669 sqm approx



21 St Helens Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$3,660,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 647 sqm approx



53 Elgin St HAWTHORN 3122 (REI)

Agent Comments



Price: \$3,550,000

Method: Auction Sale

Date: 28/11/2025

Property Type: House (Res)