

# 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

1/59 Liddiard Street, 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

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$2,900,000

Property Type

House

Suburb

Hawthorn

Period - From

01/07/2025

to

30/09/2025

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	4/910 Glenferrie Rd KEW 3101	\$1,112,000	01/12/2025
2	2/43a Mary St HAWTHORN 3122	\$1,281,000	29/11/2025
3	1/64 Kooyongkoot Rd HAWTHORN 3122	\$1,300,000	06/10/2025

**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:

05/01/2026 11:37



**Rooms:** 5  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
September quarter 2025: \$2,900,000

## Comparable Properties



**4/910 Glenferrie Rd KEW 3101 (REI)**

**Agent Comments**



**Price:** \$1,112,000  
**Method:** Sold Before Auction  
**Date:** 01/12/2025  
**Property Type:** Unit



**2/43a Mary St HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$1,281,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** Unit



**1/64 Kooyongkoot Rd HAWTHORN 3122 (VG)**

**Agent Comments**



**Price:** \$1,300,000  
**Method:** Sale  
**Date:** 06/10/2025  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - Nelson Alexander** | P: 03 98548888 | F: 03 94177408



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