

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

207/6 Lisson Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$770,000

&

\$820,000

Median sale price

Median price \$582,000

Property Type Unit

Suburb Hawthorn

Period - From 30/04/2025

to

29/04/2026

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	1/75 Denham St HAWTHORN 3122	\$775,000	23/03/2026
2	9/723 Orrong Rd TOORAK 3142	\$770,000	19/03/2026
3	207/8 Luton La HAWTHORN 3122	\$812,000	20/02/2026

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:

30/04/2026 09:21



2
 2
 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$770,000 - \$820,000
Median Unit Price
 30/04/2025 - 29/04/2026: \$582,000

Comparable Properties



1/75 Denham St HAWTHORN 3122 (REI/VG)

Agent Comments

2
 1
 1

Price: \$775,000
Method: Sold Before Auction
Date: 23/03/2026
Property Type: Apartment



9/723 Orrong Rd TOORAK 3142 (REI)

Agent Comments

2
 1
 1

Price: \$770,000
Method: Private Sale
Date: 19/03/2026
Property Type: Apartment



207/8 Luton La HAWTHORN 3122 (REI)

Agent Comments

2
 2
 2

Price: \$812,000
Method: Private Sale
Date: 20/02/2026
Property Type: Apartment