

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

22/9 Lisson Grove, Hawthorn VIC 3122

Indicative selling price

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

Range between

\$480,000

&

\$525,000

Median sale price

Median price

Property Type

Suburb

Period - From

06/02/2026

to

05/08/2026

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
7/564 Glenferrie Rd, Hawthorn Vic	\$517,350	14/07/2026
120/81 Riversdale Rd, Hawthorn Vic	\$520,000	19/02/2026

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales record (if any), did not provide a median sale price that met the requirements of section 47AF(2)(b) of the Estate Agents Act 1980

This Statement of Information was prepared on:

06/08/2026