

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 Wiseman Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$3,600,000 & \$3,960,000

Median sale price

Median price \$2,555,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2025 to 30/06/2026 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	128 Victoria Rd HAWTHORN EAST 3123	\$3,950,000	12/09/2026
2	8 Currajong Av CAMBERWELL 3124	\$3,800,000	30/03/2026
3	8 Henrietta St HAWTHORN 3122	\$3,625,000	28/03/2026

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:

15/09/2026 15:26



4
 2
 2

Property Type: House (Res)

Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price

\$3,600,000 - \$3,960,000

Median House Price

Year ending June 2026: \$2,555,000

Comparable Properties



128 Victoria Rd HAWTHORN EAST 3123 (REI)

Agent Comments

4
 2
 1

Price: \$3,950,000

Method: Auction Sale

Date: 12/09/2026

Property Type: House (Res)



8 Currajong Av CAMBERWELL 3124 (REI)

Agent Comments

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 3
 2

Price: \$3,800,000

Method: Private Sale

Date: 30/03/2026

Property Type: House (Res)

Land Size: 840 sqm approx



8 Henrietta St HAWTHORN 3122 (REI)

Agent Comments

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 2
 3

Price: \$3,625,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 686 sqm approx

Account - RT Edgar Boroondara | P: 88882000