

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

56 Auburn Parade, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$665,000

Property Type

Unit

Suburb

Hawthorn East

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	9 Judd St CAMBERWELL 3124	\$1,000,000	29/11/2025
2	657 Burke Rd CAMBERWELL 3124	\$1,200,000	15/11/2025
3	42 Roseberry St HAWTHORN EAST 3123	\$1,100,000	14/10/2025

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:

30/03/2026 08:47



3
 1
 1

Rooms: 4

Property Type: House

Land Size: 160 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

December quarter 2025: \$665,000

Comparable Properties



9 Judd St CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)

2
 1
 2

Price: \$1,000,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 246 sqm approx



657 Burke Rd CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)

2
 1
 2

Price: \$1,200,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 300 sqm approx

42 Roseberry St HAWTHORN EAST 3123 (VG)

[Agent Comments](#)

3
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 -

Price: \$1,100,000

Method: Sale

Date: 14/10/2025

Property Type: House - Attached House N.E.C.

Land Size: 213 sqm approx

Account - BigginScott | P: 03 9426 4000