Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale ***Sections 47AF of the Estate Agents Act 1980***

Address Including suburb & postcode	56 Hayward Lane, Melbourne VIC 3000

Indicative selling price

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

Single price	X	or range between	$1,275,000	&	$1,385,000

Median sale price

Median price	$851,000	Property type	House	Suburb	Melbourne
Period - from	01/07/24	to	30/06/25	Source	REIV

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	Sale Date	Size	Bed	Bath	Car
121 Hardware St	$1,050,000	5/12/2025	LA 49 m² - BA 49m²	-	-	-

This Statement of Information was prepared on: 26/02/2026

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
1. 7/13 Somerset Pl	$1,528,888	1/8/2025	BA 200m²	3	2	0
2. 58 Hayward Ln	$1,260,000	22/12/2024	LA 85 - BA 141m²	-	-	-

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	$1400

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$3,370.84	$737.06	$0	$4,107.90

Size	Year Built	# In Complex/Block	Facilities
87m²	Built 1860s Converted 1980s	2	None

Owners Corporation	Chattels
None	All fixed floor coverings, electric light fittings and window furnishings

Building	Sale Method	Terms
Mid-Victorian	Auction (25th March 2026 – 6pm)	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.