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	4/11 Lennox Street, Hawthorn Vic 3122

Indicative selling price

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

Single price $705,000

Median sale price

Median price $616,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2026 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	8/2 Calvin St HAWTHORN 3122	$715,000	08/08/2026
2	4/9a Fordholm Rd HAWTHORN 3122	$701,000	10/06/2026
3	11/36 Lisson Gr HAWTHORN 3122	$710,000	13/05/2026

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: 17/08/2026 14:09

4/11 Lennox Street, Hawthorn Vic 3122

James Fitzpatrick
03 9810 5000
0439 467 040
jamesfitzpatrick@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$705,000
Median Unit Price
June quarter 2026: $616,000

Comparable Properties



8/2 Calvin St HAWTHORN 3122 (REI)

2 1 1

Price: $715,000
Method: Sold Before Auction
Date: 08/08/2026
Property Type: Apartment

Agent Comments



4/9a Fordholm Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $701,000
Method: Sold Before Auction
Date: 10/06/2026
Property Type: Apartment
Land Size: 76 sqm approx

Agent Comments



11/36 Lisson Gr HAWTHORN 3122 (REI/VG)

2 1 1

Price: $710,000
Method: Sold Before Auction
Date: 13/05/2026
Property Type: Apartment

Agent Comments

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