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 $595,000 Property Type Unit Suburb Hawthorn

Period - From 17/08/2025 to 16/08/2026 Source Property Data

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	7/564 Glenferrie Rd HAWTHORN 3122	$517,350	14/07/2026
2	120/81 Riversdale Rd HAWTHORN 3122	$520,000	19/02/2026
3			

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 17:32

22/9 Lisson Grove, Hawthorn Vic 3122

KAY & BURTON



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000 - $525,000
Median Unit Price
17/08/2025 - 16/08/2026: $595,000

Comparable Properties



7/564 Glenferrie Rd HAWTHORN 3122 (REI)

1 1 1

Price: $517,350
Method: Private Sale
Date: 14/07/2026
Property Type: Apartment

Agent Comments



120/81 Riversdale Rd HAWTHORN 3122 (VG)

2 - -

Price: $520,000
Method: Sale
Date: 19/02/2026
Property Type: Strata Unit/Flat

Agent Comments

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.

Account - Kay & Burton (Flinders) | P: 03 5989 1000 | F: 03 5989 0171

REIV THE DIFFERENCE

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