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	19 Lingwell Road, Hawthorn East VIC 3123

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $2,410,000 Property Type House Suburb Hawthorn East

Period - From 05/03/2026 to 04/09/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10 Munro Street Hawthorn East VIC 3123	$1,490,000	16/05/2026
39 Bell Street Hawthorn VIC 3122	$1,512,000	01/08/2026
64 Roseberry Street Hawthorn East VIC 3123	$1,364,000	22/06/2026

This Statement of Information was prepared on: 05/09/2026