

# 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

204/6 Lisson Grove, Hawthorn, Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$450,000

### Median sale price

Median price

\$604,750

Property type

Unit

Suburb

Hawthorn

Period - From

01/04/2026

to

30/06/2026

Source



PropTrack

### 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
104/121 Power Street, Hawthorn, VIC 3122	\$458,000	28/02/2026
3/179 Riversdale Road, Hawthorn, VIC 3122	\$457,500	19/06/2026
102/309 Riversdale Road, Hawthorn East, VIC 3123	\$441,000	04/05/2026

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: 04/07/2026