

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

5/94 Liddiard Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$575,000

&

\$605,000

Median sale price

Median price \$597,500

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2025

to 30/06/2025

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	6/26 Auburn Gr HAWTHORN EAST 3123	\$590,000	30/06/2025
2	4/36 Liddiard St HAWTHORN 3122	\$600,000	19/06/2025
3	3/46-48 Elphin Gr HAWTHORN 3122	\$605,000	09/05/2025

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:

12/08/2025 15:35



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2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$575,000 - \$605,000
Median Unit Price
June quarter 2025: \$597,500

Comparable Properties



6/26 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$590,000
Method: Private Sale
Date: 30/06/2025
Property Type: Apartment



4/36 Liddiard St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 19/06/2025
Property Type: Apartment



3/46-48 Elphin Gr HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$605,000
Method: Private Sale
Date: 09/05/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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