

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 56 Auburn Parade, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$2,530,000

Property Type House

Suburb Hawthorn East

Period - From 01/01/2026

to 31/03/2026

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	18a Haines St HAWTHORN 3122	\$1,280,000	28/03/2026
2	9 Judd St CAMBERWELL 3124	\$1,000,000	29/11/2025
3	657 Burke Rd CAMBERWELL 3124	\$1,200,000	15/11/2025

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:

01/05/2026 11:19



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  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000

Median House Price

March quarter 2026: \$2,530,000

Comparable Properties



18a Haines St HAWTHORN 3122 (REI)

Agent Comments

 2
  1
  -

Price: \$1,280,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)



9 Judd St CAMBERWELL 3124 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$1,000,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 246 sqm approx



657 Burke Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$1,200,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 300 sqm approx

Account - BigginScott | P: 03 9426 4000