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	8/36-38 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between $530,000 & $570,000

Median sale price

Median price $570,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2023 to 30/06/2024 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	12/19 Park St HAWTHORN 3122	$570,000	20/05/2024
2	6/492 Glenferrie Rd HAWTHORN 3122	$562,000	20/04/2024
3	3/42 Brougham St KEW 3101	$565,000	17/04/2024

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: 26/09/2024 15:46

8/36-38 Elphin Grove, Hawthorn Vic 3122

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2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$530,000 - $570,000
Median Unit Price
Year ending June 2024: $570,000

Comparable Properties



12/19 Park St HAWTHORN 3122 (VG)

2 - -

Price: $570,000
Method: Sale
Date: 20/05/2024
Property Type: Strata Unit/Flat

Agent Comments



6/492 Glenferrie Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $562,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Unit

Agent Comments



3/42 Brougham St KEW 3101 (REI/VG)

2 1 1

Price: $565,000
Method: Sold Before Auction
Date: 17/04/2024
Property Type: Unit

Agent Comments

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