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<br>Including suburb and postcode | 108/36 Lilydale Grove, Hawthorn East Vic 3123 |

## Indicative selling price

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

Range between $350,000 & $375,000

## Median sale price

Median price $620,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2025 to 31/12/2025 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 | 504/163 Burwood Rd HAWTHORN 3122 | $380,000 | 19/11/2025 |
| 2 | 303/862 Glenferrie Rd HAWTHORN 3122 | $380,000 | 03/09/2025 |
| 3 | 108/8 Montrose St HAWTHORN EAST 3123 | $365,000 | 01/08/2025 |

**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: 12/01/2026 14:49

# 108/36 Lilydale Grove, Hawthorn East Vic 3123

JellisCraig



1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$350,000 - $375,000
**Median Unit Price**
Year ending December 2025: $620,000

## Comparable Properties



**504/163 Burwood Rd HAWTHORN 3122 (REI/VG)**

1 1 1

**Price:** $380,000
**Method:** Sold Before Auction
**Date:** 19/11/2025
**Property Type:** Apartment

Agent Comments



**303/862 Glenferrie Rd HAWTHORN 3122 (REI/VG)**

1 1 1

**Price:** $380,000
**Method:** Private Sale
**Date:** 03/09/2025
**Property Type:** Apartment

Agent Comments



**108/8 Montrose St HAWTHORN EAST 3123 (VG)**

1 - -

**Price:** $365,000
**Method:** Sale
**Date:** 01/08/2025
**Property Type:** Strata Unit/Flat

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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