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	58 Lilydale Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,450,000 & $1,575,000

Median sale price

Median price $2,612,500 Property Type House 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	9 Allen St HAWTHORN 3122	$1,500,000	14/11/2025
2	25 Churchill Gr HAWTHORN 3122	$1,531,000	21/10/2025
3	61 Fletcher St HAWTHORN EAST 3123	$1,530,000	27/09/2025

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: 03/03/2026 13:20

58 Lilydale Grove, Hawthorn East Vic 3123



3 1 1

Property Type: House (Res)
Land Size: 317 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,575,000
Median House Price
Year ending December 2025: $2,612,500

Comparable Properties



9 Allen St HAWTHORN 3122 (REI/VG)

2 1 -

Price: $1,500,000
Method: Private Sale
Date: 14/11/2025
Property Type: House
Land Size: 238 sqm approx

Agent Comments



25 Churchill Gr HAWTHORN 3122 (REI/VG)

2 1 -

Price: $1,531,000
Method: Private Sale
Date: 21/10/2025
Property Type: House
Land Size: 211 sqm approx

Agent Comments



61 Fletcher St HAWTHORN EAST 3123 (REI/VG)

3 1 1

Price: $1,530,000
Method: Private Sale
Date: 27/09/2025
Property Type: House
Land Size: 245 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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