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	402/32 Lilydale Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between $670,000 & $700,000

Median sale price

Median price $665,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2025 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	213/862 Glenferrie Rd HAWTHORN 3122	$680,000	28/11/2025
2	UG7/35 Camberwell Rd HAWTHORN EAST 3123	$690,000	31/10/2025
3	G02/307 Barkers Rd KEW 3101	$695,000	11/09/2025

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: 22/01/2026 11:09

402/32 Lilydale Grove, Hawthorn East Vic 3123

JellisCraig

Karen Chung
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KarenChung@jelliscraig.com.au



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$670,000 - $700,000
Median Unit Price
December quarter 2025: $665,000

Comparable Properties



213/862 Glenferrie Rd HAWTHORN 3122 (REI/VG)

2 2 1

Price: $680,000
Method: Private Sale
Date: 28/11/2025
Property Type: Apartment

Agent Comments



UG7/35 Camberwell Rd HAWTHORN EAST 3123 (REI)

2 2 1

Price: $690,000
Method: Private Sale
Date: 31/10/2025
Property Type: Apartment

Agent Comments



G02/307 Barkers Rd KEW 3101 (REI)

2 2 1

Price: $695,000
Method: Private Sale
Date: 11/09/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

propertydata .com.au

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