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	1/24 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $600,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2025 to 30/09/2025 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	2/109 Victoria Rd HAWTHORN EAST 3123	$632,000	02/08/2025
2	3/46-48 Elphin Gr HAWTHORN 3122	$605,000	09/05/2025
3	2/22 Highbury Gr KEW 3101	$640,000	06/05/2025

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: 08/10/2025 09:41

1/24 Elphin Grove, Hawthorn Vic 3122



2 1 1

Property Type: Flat

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
September quarter 2025: $600,000

Comparable Properties



2/109 Victoria Rd HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $632,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Apartment

Agent Comments



3/46-48 Elphin Gr HAWTHORN 3122 (REI)

2 1 1

Price: $605,000
Method: Private Sale
Date: 09/05/2025
Property Type: Apartment

Agent Comments



2/22 Highbury Gr KEW 3101 (REI/VG)

2 1 1

Price: $640,000
Method: Private Sale
Date: 06/05/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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