

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

10/36-38 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2024 to 31/12/2024 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	2/30 Munro St HAWTHORN EAST 3123	\$657,000	31/01/2025
2	5/12 Evansdale Rd HAWTHORN 3122	\$660,000	07/09/2024
3	4/20 Rossfield Av KEW 3101	\$653,000	30/08/2024

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:

24/02/2025 10:48

10/36-38 Elphin Grove, Hawthorn Vic 3122

**Jellis
Craig**

James Fitzpatrick

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Indicative Selling Price

\$620,000 - \$660,000

Median Unit Price

Year ending December 2024: \$580,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/30 Munro St HAWTHORN EAST 3123 (REI)

Agent Comments

2 2 1

Price: \$657,000

Method: Private Sale

Date: 31/01/2025

Rooms: 2

Property Type: Unit



5/12 Evansdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Apartment



4/20 Rossfield Av KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$653,000

Method: Sold Before Auction

Date: 30/08/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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