

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

2/36-38 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$650,000 & \$700,000

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.

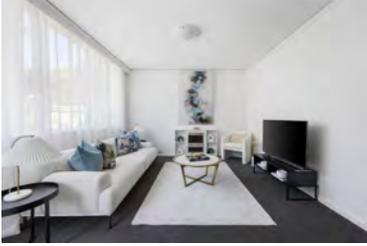
	Address of comparable property	Price	Date of sale
1	10/36-38 Elphin Gr HAWTHORN 3122	\$700,500	26/02/2025
2	3/174 Cotham Rd KEW 3101	\$683,500	13/12/2024
3	1/22 Rossfield Av KEW 3101	\$700,000	09/10/2024

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:

06/03/2025 16:27



2 1 1

Property Type: Apartment

Agent Comments

James Fitzpatrick
03 9810 5000
0439 467 040
jamesfitzpatrick@jellisrcraig.com.au

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending December 2024: \$580,000

Comparable Properties



10/36-38 Elphin Gr HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$700,500
Method: Auction Sale
Date: 26/02/2025
Property Type: Apartment



3/174 Cotham Rd KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$683,500
Method: Private Sale
Date: 13/12/2024
Property Type: Apartment



1/22 Rossfield Av KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000
Method: Private Sale
Date: 09/10/2024
Property Type: Unit

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