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	2/21 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $577,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2024 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	12/5 Auburn Gr HAWTHORN EAST 3123	$667,500	15/03/2025
2	10/36-38 Elphin Gr HAWTHORN 3122	$700,500	26/02/2025
3	17/5 Grandview Gr HAWTHORN EAST 3123	$725,000	12/12/2024

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: 20/03/2025 12:57

2/21 Elphin Grove, Hawthorn Vic 3122



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
December quarter 2024: $577,500

Comparable Properties



12/5 Auburn Gr HAWTHORN EAST 3123 (REI)

2 1 1

Price: $667,500
Method: Auction Sale
Date: 15/03/2025
Property Type: Apartment

Agent Comments



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

2 1 1

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

Agent Comments



17/5 Grandview Gr HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $725,000
Method: Private Sale
Date: 12/12/2024
Property Type: Unit

Agent Comments

Account - BigginScott | P: 03 9426 4000

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