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	4/11 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Single price $709,000

Median sale price

Median price $632,000 Property Type Unit Suburb Hawthorn East

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	6/33 Anderson Rd HAWTHORN EAST 3123	$702,000	01/07/2025
2	7/154-164 Rathmines Rd HAWTHORN EAST 3123	$712,500	20/05/2025
3	2/21 Elphin Gr HAWTHORN 3122	$710,000	26/04/2025

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: 06/10/2025 17:02

4/11 Auburn Grove, Hawthorn East Vic 3123

JellisCraig



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$709,000
Median Unit Price
September quarter 2025: $632,000

Comparable Properties



6/33 Anderson Rd HAWTHORN EAST 3123 (REI/VG)

2 1 2

Price: $702,000
Method: Sold Before Auction
Date: 01/07/2025
Property Type: Apartment

Agent Comments



7/154-164 Rathmines Rd HAWTHORN EAST 3123 (REI/VG)

2 1 2

Price: $712,500
Method: Private Sale
Date: 20/05/2025
Property Type: Apartment

Agent Comments



2/21 Elphin Gr HAWTHORN 3122 (REI/VG)

2 1 1

Price: $710,000
Method: Sold Before Auction
Date: 26/04/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE | propertydata.com.au

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