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	202/36 Lilydale Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between $450,000 & $495,000

Median sale price

Median price $584,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2025 to 30/06/2025 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	105/609 Burwood Rd HAWTHORN 3122	$480,000	03/09/2025
2	114/12 Albert St HAWTHORN EAST 3123	$515,000	05/08/2025
3	102/729 Burwood Rd HAWTHORN EAST 3123	$495,000	01/07/2025

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: 23/09/2025 12:22

202/36 Lilydale Grove, Hawthorn East Vic 3123

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$450,000 - $495,000
Median Unit Price
June quarter 2025: $584,000

Comparable Properties



105/609 Burwood Rd HAWTHORN 3122 (REI)

2 | 1 | 1

Agent Comments

Price: $480,000
Method: Private Sale
Date: 03/09/2025
Property Type: Apartment

114/12 Albert St HAWTHORN EAST 3123 (VG)

2 | - | -

Agent Comments

Price: $515,000
Method: Sale
Date: 05/08/2025
Property Type: Strata Unit/Flat



102/729 Burwood Rd HAWTHORN EAST 3123 (VG)

2 | - | -

Agent Comments

Price: $495,000
Method: Sale
Date: 01/07/2025
Property Type: Strata Unit/Flat

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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