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	3/44 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Single price $600,000

Median sale price

Median price $2,850,000 Property Type House Suburb Hawthorn

Period - From 21/07/2024 to 20/07/2025 Source Property Data

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	1/74-76 Auburn Rd HAWTHORN 3122	$600,000	10/07/2025
2	3/46-48 Elphin Gr HAWTHORN 3122	$605,000	09/05/2025
3	5/74-76 Auburn Rd HAWTHORN 3122	$602,000	15/03/2025

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: 21/07/2025 10:47

3/44 Elphin Grove, Hawthorn Vic 3122

JellisCraig

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000
Median House Price
21/07/2024 - 20/07/2025: $2,850,000

Comparable Properties



1/74-76 Auburn Rd HAWTHORN 3122 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 10/07/2025
Property Type: Apartment

Agent Comments



3/46-48 Elphin Gr HAWTHORN 3122 (REI)

2 1 1

Price: $605,000
Method: Private Sale
Date: 09/05/2025
Property Type: Apartment

Agent Comments



5/74-76 Auburn Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $602,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Apartment

Agent Comments

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