

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

604/18 LILYDALE GROVE HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

20/9 LISSON GROVE HAWTHORN VIC 3122	\$440,000	26-Oct-24
5/23 HAWTHORN GROVE HAWTHORN VIC 3122	\$430,000	20-Mar-25
3/282 RIVERSDALE ROAD HAWTHORN EAST VIC 3123	\$416,500	26-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 03 April 2025

**20/9 LISSON GROVE HAWTHORN
VIC 3122**

1 1 1

Sold Price

\$440,000

Sold Date

26-Oct-24

Distance

1.8km**5/23 HAWTHORN GROVE
HAWTHORN VIC 3122**

1 1 1

Sold Price

^{RS}**\$430,000**

Sold Date

20-Mar-25

Distance

1.64km**3/282 RIVERSDALE ROAD
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price

^{RS}**\$416,500** ^{UN}

Sold Date

26-Feb-25

Distance

0.82km**RS** = Recent sale**UN** = Undisclosed Sale

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