

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

112/32 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 May 2024

to

30 Apr 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

104/2A MONTROSE PLACE HAWTHORN EAST VIC 3123	431000	12-Mar-25
5/174-178 RIVERSDALE ROAD HAWTHORN VIC 3122	430000	01-Apr-25
604/18 LILYDALE GROVE HAWTHORN EAST VIC 3123	425000	10-Apr-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: 08 May 2025



**104/2A MONTROSE PLACE
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price **431000** Sold Date **12-Mar-25**

Distance **0.16km**

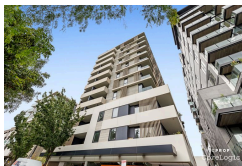


**5/174-178 RIVERSDALE ROAD
HAWTHORN VIC 3122**

2 1 1

Sold Price ^{RS} **430000** Sold Date **01-Apr-25**

Distance **0.94km**



**604/18 LILYDALE GROVE
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price ^{RS} **425000** Sold Date **10-Apr-25**

Distance **0.04km**

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

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