

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

501/32 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

108/36 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$355,000	27-Jan-26
204/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$330,000	24-Nov-25
203/20 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$338,000	30-Oct-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: 20 February 2026


**108/36 LILYDALE GROVE
HAWTHORN EAST VIC 3123**
 1  1  1

 Sold Price ^{RS} **\$355,000** ^{UN} Sold Date **27-Jan-26**

 Distance **0.04km**

**204/32 LILYDALE GROVE
HAWTHORN EAST VIC 3123**
 1  1  1

 Sold Price **\$330,000** Sold Date **24-Nov-25**

 Distance **0km**

**203/20 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**
 1  1  1

 Sold Price **\$338,000** Sold Date **30-Oct-25**

 Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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