

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

508/32 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Aug 2024

to

31 Jul 2025

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

602/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$670,000	02-Jun-25
116/35 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$687,500	07-Apr-25
509/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$680,000	14-Mar-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: 29 August 2025


**602/32 LILYDALE GROVE
HAWTHORN EAST VIC 3123**
 2  2  1

Sold Price **\$670,000** Sold Date **02-Jun-25**

Distance **0km**

**116/35 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**
 2  2  1

Sold Price **\$687,500** Sold Date **07-Apr-25**

Distance **0.34km**

**509/138 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**
 2  2  1

Sold Price **\$680,000** Sold Date **14-Mar-25**

Distance **0.81km**
RS = Recent sale

UN = Undisclosed Sale

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