

# 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

602/32 Lilydale Grove, Hawthorn East, Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$670,000

&

\$700,000

### Median sale price

Median price

\$577,000

Property type

Unit

Suburb

Hawthorn East

Period - From

01/05/2024

to

30/04/2025

Source



PropTrack

### 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
116/35 Camberwell Road, Hawthorn East, VIC 3123	\$687,500	07/04/2025
509/138 Camberwell Road, Hawthorn East, VIC 3123	\$680,000	19/03/2025
G04/368 Auburn Road, Hawthorn, VIC 3122	\$740,000	21/01/2025

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: 14/05/2025