

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 302/36 Lilydale Grove, Hawthorn East Vic 3123
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$475,000

Median sale price

Median price \$665,000 Property Type Unit Suburb Hawthorn East
Period - From 01/10/2025 to 31/12/2025 Source REIV

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 |
|--------------------------------|--|-----------|--------------|
| 1 | 213/138 Camberwell Rd HAWTHORN EAST 3123 | \$460,000 | 07/10/2025 |
| 2 | 202/36 Lilydale Gr HAWTHORN EAST 3123 | \$455,000 | 06/10/2025 |
| 3 | 223/138 Camberwell Rd HAWTHORN EAST 3123 | \$475,000 | 29/08/2025 |

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:

22/01/2026 11:03

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1



1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$475,000

Median Unit Price

December quarter 2025: \$665,000

Comparable Properties



213/138 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



2



1



1

Price: \$460,000

Method: Private Sale

Date: 07/10/2025

Property Type: Apartment



202/36 Lilydale Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments



2



1



1

Price: \$455,000

Method: Private Sale

Date: 06/10/2025

Property Type: Apartment



223/138 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



2



1



1

Price: \$475,000

Method: Private Sale

Date: 29/08/2025

Rooms: 3

Property Type: Apartment

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