

# 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 302/36 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 \$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	117/138 Camberwell Rd HAWTHORN EAST 3123	\$431,888	22/01/2026
2	108/138 Camberwell Rd HAWTHORN EAST 3123	\$490,000	16/01/2026
3	513/347 Camberwell Rd CAMBERWELL 3124	\$447,500	30/12/2025

**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.~~

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**Indicative Selling Price**

\$450,000 - \$475,000

**Median Unit Price**

December quarter 2025: \$665,000



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**Property Type:** Apartment

Agent Comments

## Comparable Properties



117/138 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

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**Price:** \$431,888

**Method:** Private Sale

**Date:** 22/01/2026

**Property Type:** Apartment



108/138 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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**Price:** \$490,000

**Method:** Private Sale

**Date:** 16/01/2026

**Property Type:** Apartment



513/347 Camberwell Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

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**Price:** \$447,500

**Method:** Private Sale

**Date:** 30/12/2025

**Property Type:** Apartment

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