

# 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

207/32 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  &

### Median sale price

Median price  Property type  Suburb

Period - From  to  Source 

### 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
204/32 Lilydale Gr, Hawthorn East, VIC 3123	\$330,000	24/11/2025
801/32 Lilydale Grove, Hawthorn East, VIC 3123	\$370,000	02/03/2026
304/12 Albert Street, Hawthorn East, VIC 3123	\$375,000	08/03/2026

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: