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	501/32 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	$330,000	&	$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Hawthorn East
Period-from	01 Feb 2025	to	31 Jan 2026	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
108/36 LILYDALE GROVE HAWTHORN EAST VIC 3123	$355,000	27-Jan-26
204/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	$330,000	24-Nov-25
203/20 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	$338,000	30-Oct-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: 20 February 2026

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108/36 LILYDALE GROVE HAWTHORN EAST VIC 3123

1 1 1

Sold Price RS **$355,000** UN Sold Date **27-Jan-26**

Distance **0.04km**



204/32 LILYDALE GROVE HAWTHORN EAST VIC 3123

1 1 1

Sold Price **$330,000** Sold Date **24-Nov-25**

Distance **0km**



203/20 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

1 1 1

Sold Price **$338,000** Sold Date **30-Oct-25**

Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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