

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

14/36-38 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2025 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	4/146 Riversdale Rd HAWTHORN 3122	\$625,000	14/02/2026
2	3/72 Cobden St KEW 3101	\$620,000	19/01/2026
3	10/74 Rathmines Rd HAWTHORN EAST 3123	\$610,000	24/10/2025

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:

10/03/2026 18:18



Property Type: Apartment

James Fitzpatrick
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Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
Year ending December 2025: \$590,000

Comparable Properties



4/146 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$625,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Apartment



3/72 Cobden St KEW 3101 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 19/01/2026
Property Type: Apartment



10/74 Rathmines Rd HAWTHORN EAST 3123 (VG)

Agent Comments



Price: \$610,000
Method: Sale
Date: 24/10/2025
Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511