

## 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

508/32 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) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$550,000

&

\$605,000

### 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

215/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$592,000	05-Feb-26
6/36 LIDDIARD STREET HAWTHORN VIC 3122	\$600,000	10-Dec-25
319/311 BURWOOD ROAD HAWTHORN VIC 3122	\$575,000	25-Nov-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: 23 February 2026



**215/8 MONTROSE STREET  
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price

<sup>RS</sup>

**\$592,000**

Sold Date **05-Feb-26**

Distance **0.13km**



**6/36 LIDDIARD STREET  
HAWTHORN VIC 3122**

 2  2  1

Sold Price

**\$600,000**

Sold Date **10-Dec-25**

Distance **0.9km**



**319/311 BURWOOD ROAD  
HAWTHORN VIC 3122**

 2  2  1

Sold Price

**\$575,000**

Sold Date **25-Nov-25**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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