

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

11/14 Grove Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$395,000

&

\$434,500

Median sale price

Median price \$576,750

Property Type Unit

Suburb Hawthorn

Period - From 22/05/2025

to

21/05/2026

Source

Property Data

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	6/29 Bell St HAWTHORN 3122	\$395,000	27/04/2026
2	3/129 Riversdale Rd HAWTHORN 3122	\$445,000	18/03/2026
3	15/557 Glenferrie Rd HAWTHORN 3122	\$430,000	17/03/2026

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:

22/05/2026 09:26



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$395,000 - \$434,500

Median Unit Price

22/05/2025 - 21/05/2026: \$576,750

Comparable Properties



6/29 Bell St HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$395,000

Method: Private Sale

Date: 27/04/2026

Property Type: Apartment



3/129 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$445,000

Method: Private Sale

Date: 18/03/2026

Property Type: Apartment



15/557 Glenferrie Rd HAWTHORN 3122 (VG)

Agent Comments

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Price: \$430,000

Method: Sale

Date: 17/03/2026

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9864 5000



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