

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

2/46-48 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$470,000

&

\$500,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2025

to

30/06/2026

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	7/199 Auburn Rd HAWTHORN 3122	\$495,000	28/07/2026
2	303/6 Queens Av HAWTHORN 3122	\$470,000	16/07/2026
3	307/862 Glenferrie Rd HAWTHORN 3122	\$489,000	25/06/2026

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:

24/08/2026 10:58



2 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$470,000 - \$500,000

Median Unit Price

Year ending June 2026: \$600,000

Comparable Properties



7/199 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 -

Price: \$495,000

Method: Private Sale

Date: 28/07/2026

Property Type: Apartment



303/6 Queens Av HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$470,000

Method: Private Sale

Date: 16/07/2026

Property Type: Apartment



307/862 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$489,000

Method: Private Sale

Date: 25/06/2026

Property Type: Apartment

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



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