

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

4 ELPHIN GROVE HAWTHORN VIC 3122

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

\$2,290,000

&

\$2,519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,805,000

Property type

House

Suburb

Hawthorn

Period-from

01 Apr 2025

to

31 Mar 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

26 SMART STREET HAWTHORN VIC 3122	\$2,440,000	14-Mar-26
17 YARRA GROVE HAWTHORN VIC 3122	\$2,270,000	28-Jan-26
42 COLLEGE STREET HAWTHORN VIC 3122	\$3,250,000	14-Mar-26

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: 06 April 2026


26 SMART STREET HAWTHORN VIC 3122
 3  2  1

 Sold Price ^{RS} **\$2,440,000** ^{UN} Sold Date **14-Mar-26**

 Distance **1.52km**

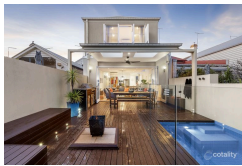
17 YARRA GROVE HAWTHORN VIC 3122
 3  2  1

 Sold Price **\$2,270,000** Sold Date **28-Jan-26**

 Distance **2.01km**

42 COLLEGE STREET HAWTHORN VIC 3122
 3  2  -

 Sold Price ^{RS} **\$3,250,000** Sold Date **14-Mar-26**

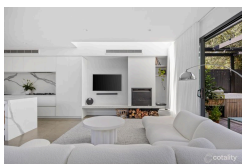
 Distance **1.51km**

28 MELVILLE STREET HAWTHORN VIC 3122
 4  2  1

 Sold Price **\$2,500,000** Sold Date **06-Sep-25**

 Distance **1.68km**

15 LINGWELL ROAD HAWTHORN EAST VIC 3123
 3  1  -

 Sold Price ^{RS} **\$2,130,000** ^{UN} Sold Date **28-Mar-26**

 Distance **1km**

12 STANSELL STREET KEW VIC 3101
 3  2  -

 Sold Price ^{RS} **\$2,230,000** ^{UN} Sold Date **23-Mar-26**

 Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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**50 DENHAM STREET HAWTHORN
VIC 3122**
 4  2  1

 Sold Price ^{RS} **\$2,730,000** ^{UN} Sold Date **21-Mar-26**

 Distance **1.7km**

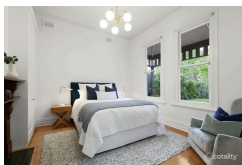
**37 THE BOULEVARD HAWTHORN
VIC 3122**
 3  1  -

 Sold Price ^{RS} **\$1,720,000** Sold Date **21-Mar-26**

 Distance **1.3km**

**34 ELGIN STREET HAWTHORN VIC
3122**
 3  2  2

 Sold Price ^{RS} **\$2,350,000** Sold Date **25-Mar-26**

 Distance **1.46km**

28 STIRLING STREET KEW VIC 3101
 3  1  2

 Sold Price **\$2,180,000** Sold Date **22-Nov-25**

 Distance **0.72km**

**18A HAINES STREET HAWTHORN
VIC 3122**
 2  -  1

 Sold Price ^{RS} - Sold Date **28-Mar-26**

 Distance **0.1km**

**9 SERCOMBE GROVE HAWTHORN
VIC 3122**
 2  1  1

 Sold Price ^{RS} ^{UN} - Sold Date **16-Mar-26**

 Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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