

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

8/21 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$525,000

&

\$575,000

Median sale price

Median price \$616,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2026

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	4/33 Grove Rd HAWTHORN 3122	\$575,000	04/06/2026
2	2/70a Wattle Rd HAWTHORN 3122	\$568,000	18/06/2026
3	5/5 Stanley Av HAWTHORN EAST 3123	\$565,000	07/04/2026

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:

15/09/2026 15:38



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Property Type: Apartment

Agent Comments

Comparable Properties



4/33 Grove Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$575,000

Method: Sold Before Auction

Date: 04/06/2026

Property Type: Apartment



2/70a Wattle Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 -

Price: \$568,000

Method: Private Sale

Date: 18/06/2026

Property Type: Apartment



5/5 Stanley Av HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$565,000

Method: Private Sale

Date: 07/04/2026

Property Type: Unit