

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.38m

Quarterly Price Change

-1.65% ↓

Median Unit Price*

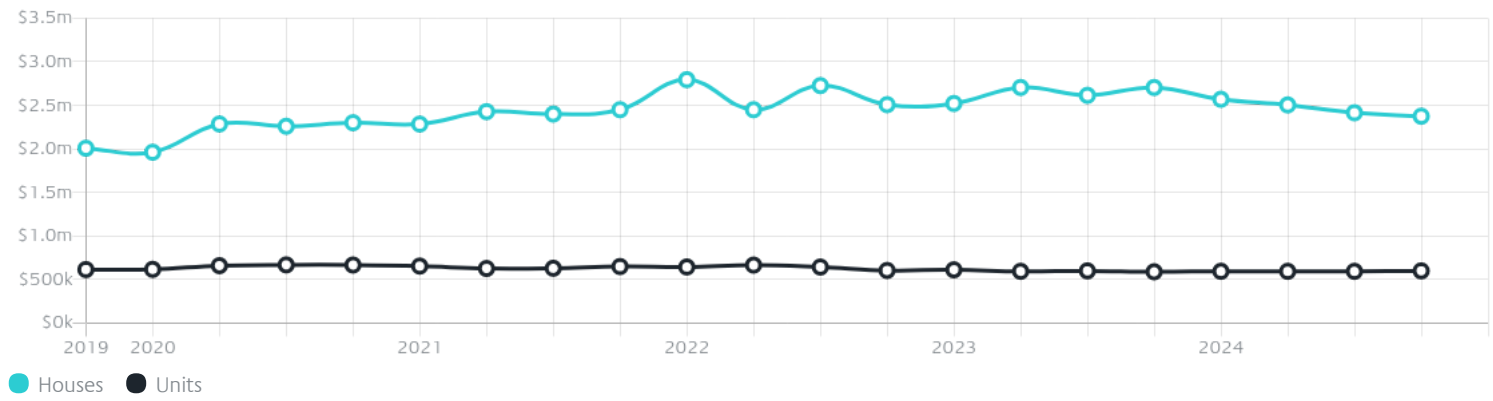
Median

\$600k

Quarterly Price Change

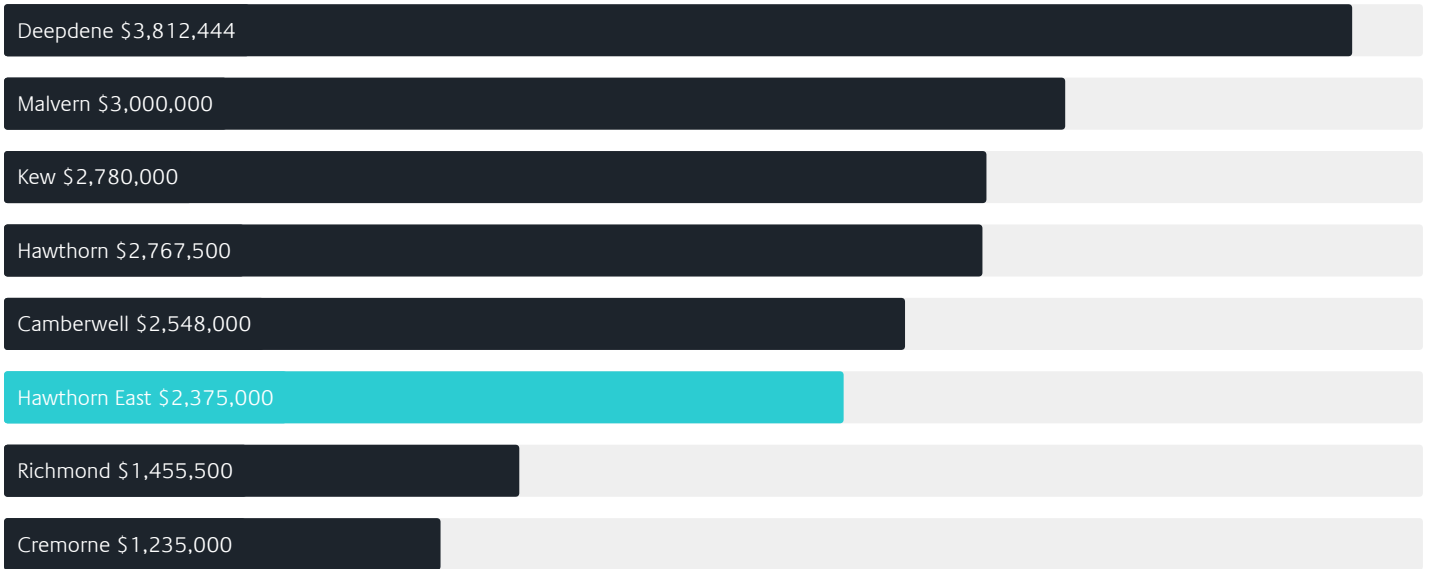
0.84% ↑

Quarterly Price Change*

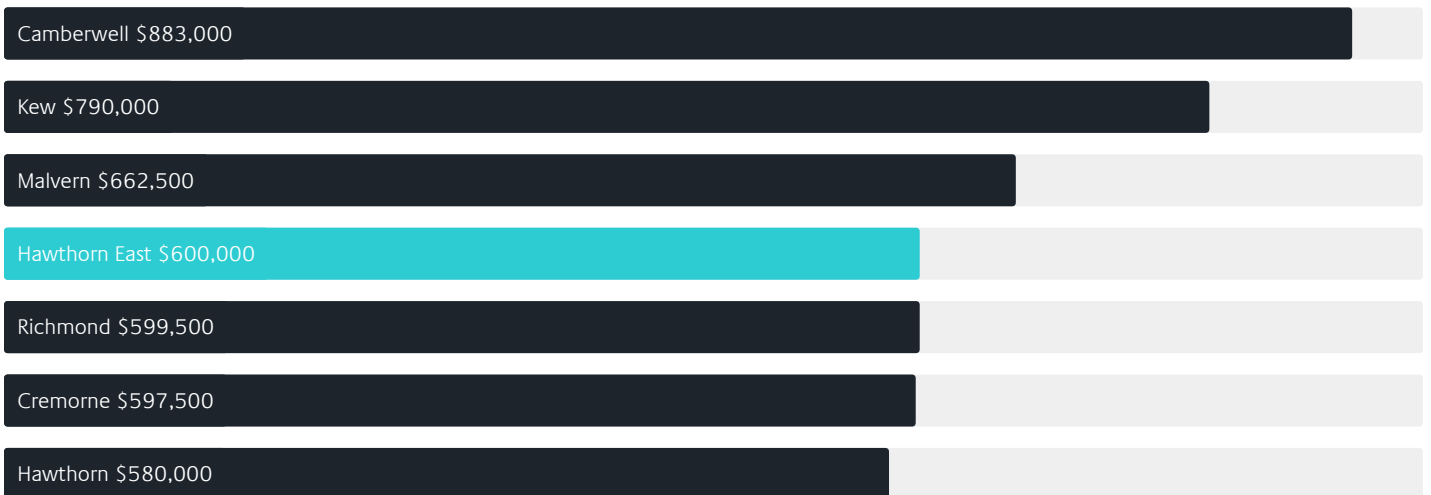


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 60%
● Private 40%

Auction Clearance Rate^{*}

67.8%

Median Days on Market[^]

29 days

Average Hold Period^{*}

7.3 years

Insights

Dwelling Type[^]



● Houses 33% ● Units 67%

Ownership[^]



● Owned Outright 32% ● Mortgaged 31% ● Rented 38%

Population[^]

14,834

Median Asking Rent per week^{*}

\$950

Population Growth[^]

3.58%

Rental Yield^{*}

1.92%

Median Age[^]











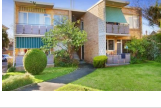

36 years

Median Household Size[^]











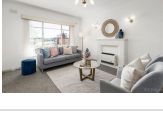

2.3 people

Sold Properties~













Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 11 Cole St Hawthorn East	4	House	\$3,270,000	27 Dec 2024
 107/20 Camberwell Rd Hawthorn East	1	Apartment	\$354,000	22 Dec 2024
 706/32 Lilydale Gr Hawthorn East	1	Strata Unit/Flat	\$350,000	16 Dec 2024
 12 Gillman St Hawthorn East	2	House	\$1,145,000	14 Dec 2024
 29 Myrningong Gr Hawthorn East	3	House	\$3,500,000	09 Dec 2024
 402/36 Lilydale Gr Hawthorn East	2	Apartment	\$575,000	08 Dec 2024
 104/428 Tooronga Rd Hawthorn East	2	Apartment	\$760,000	08 Dec 2024
 23 Cambridge St Hawthorn East	5	House	\$3,537,000	07 Dec 2024
 24 Wiseman St Hawthorn East	2	House	\$1,477,000	06 Dec 2024
 311/480 Riversdale Rd Hawthorn East	1	Apartment	\$380,000	04 Dec 2024
 1/3 Brookfield Ct Hawthorn East	1	Strata Unit/Flat	\$370,000	04 Dec 2024
 9/21 Auburn Gr Hawthorn East	2	Unit	\$630,000	30 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5 Cowper St Hawthorn East	5	House	\$4,530,000	23 Nov 2024
 9/247 Riversdale Rd Hawthorn East	2	Apartment	\$620,000	22 Nov 2024
 304 Riversdale Rd Hawthorn East	3	House	\$1,460,000	22 Nov 2024
 203/8 Montrose St Hawthorn East	2	Apartment	\$545,000	22 Nov 2024
 603/8 Montrose St Hawthorn East	2	Apartment	\$540,000	20 Nov 2024
 14/282 Riversdale Rd Hawthorn East	1	Strata Unit/Flat	\$275,000	16 Nov 2024
 4/765 Burwood Rd Hawthorn East	2	Townhouse	\$905,000	16 Nov 2024
 509/2 Eastern Pl Hawthorn East	1	Apartment	\$110,000	14 Nov 2024
 609/32 Lilydale Gr Hawthorn East	1	Apartment	\$325,000	13 Nov 2024
 27 Loch St Hawthorn East	2	House	\$1,321,000	12 Nov 2024
 8/10 Havelock Rd Hawthorn East	2	Apartment	\$510,000	09 Nov 2024
 5 Hugh St Hawthorn East	3	House	\$1,810,000	09 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 9/16 Auburn Gr Hawthorn East	2	Apartment	\$652,500	08 Nov 2024
 408/2a Montrose Pl Hawthorn East	2	Apartment	\$500,000	07 Nov 2024
 404/2 Eastern Pl Hawthorn East	1	Strata Unit/Flat	\$108,000	06 Nov 2024
 106/36 Lilydale Gr Hawthorn East	2	Apartment	\$570,000	04 Nov 2024
 321/138 Camberwell Rd Hawthorn East	1	Apartment	\$410,000	04 Nov 2024
 8/23 Harold St Hawthorn East	1	Unit	\$450,000	04 Nov 2024
 702/10 Lilydale Gr Hawthorn East	2	Strata Unit/Flat	\$968,550	03 Nov 2024
 4/72 Campbell Rd Hawthorn East	2	Apartment	\$515,000	01 Nov 2024
 907/10 Lilydale Gr Hawthorn East	2	Strata Unit/Flat	\$901,100	01 Nov 2024
 5/319 Riversdale Rd HAWTHORN EAST	1	Company Share Unit (within multi-storey development)	\$310,000	31 Oct 2024
 2/805 Toorak Rd Hawthorn East	3	Townhouse	\$1,050,000	30 Oct 2024
 2/1 Brookfield Ct Hawthorn East	2	Apartment	\$523,000	30 Oct 2024



Hawthorn Office
Level 4, 248 Burwood Road, Hawthorn
03 9810 5000

jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.