

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.42m

Quarterly Price Change

1.68% ↑

Median Unit Price*

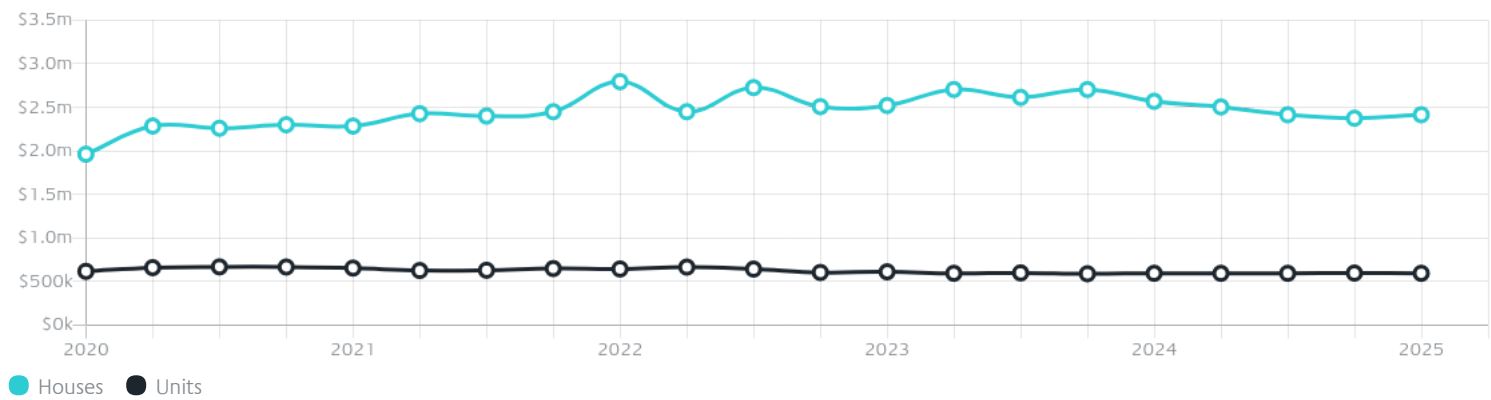
Median

\$595k

Quarterly Price Change

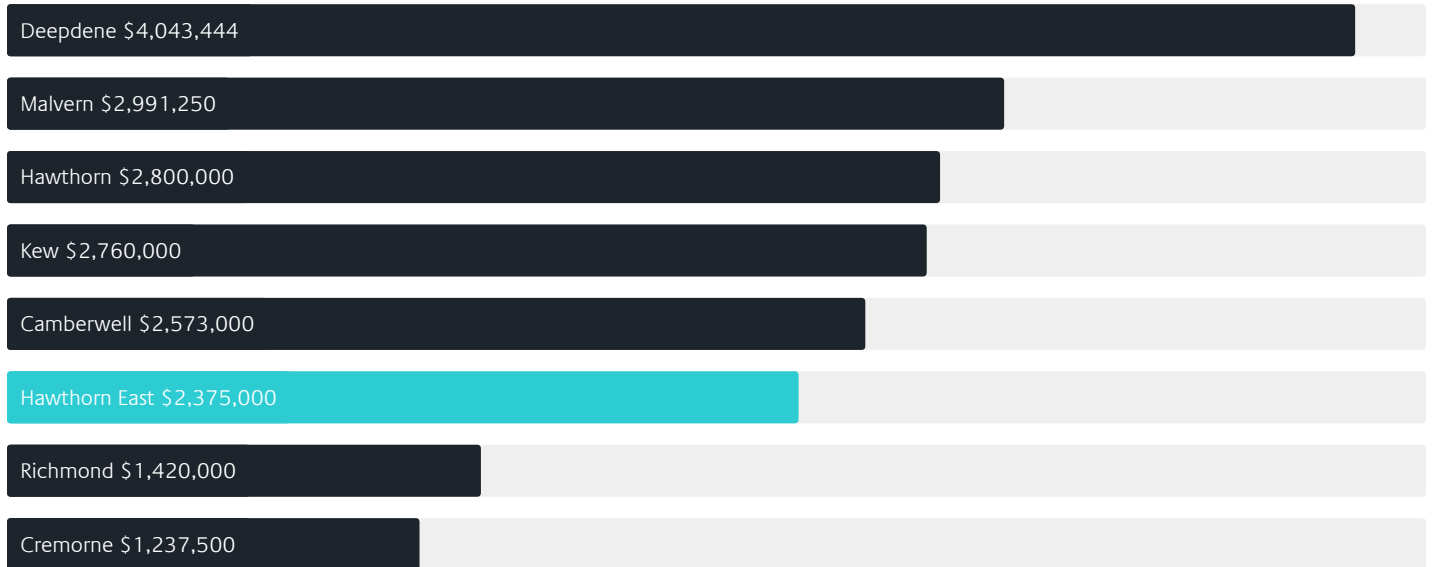
-0.50% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 48%
● Private 52%

Auction Clearance Rate^{*}

81.16%

Median Days on Market[^]

26 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^{*}

\$990

Population Growth[^]

3.58%

Rental Yield^{*}

1.92%

Median Age[^]







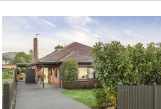



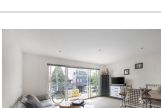

36 years

Median Household Size[^]













2.3 people

Sold Properties~










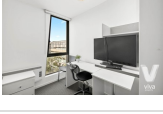


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 32 Fairmount Rd Hawthorn East	5	House	\$4,745,000	31 May 2025
 212/2 Eastern Pl Hawthorn East	1	Apartment	\$116,000	27 May 2025
 2/2 Myrniong Gr Hawthorn East	3	Townhouse	\$1,700,000	24 May 2025
 5 Beaconsfield Rd Hawthorn East	3	House	\$2,120,000	24 May 2025
 1/3 Brookfield Ct Hawthorn East	1	Apartment	\$505,000	23 May 2025
 5/2a Montrose Pl Hawthorn East	2	Apartment	\$650,000	21 May 2025
 22a Airedale Av Hawthorn East	3	House	\$2,130,000	17 May 2025
 34 Mayston St Hawthorn East	4	House	\$3,200,000	17 May 2025
 7/99 Pleasant Rd Hawthorn East	3	Townhouse	\$2,150,000	15 May 2025
 307/10 Lilydale Gr Hawthorn East	1	Apartment	\$425,000	15 May 2025
 210/102 Camberwell Rd Hawthorn East	1	Unit	\$380,000	08 May 2025
 117/2 Eastern Pl Hawthorn East	1	Apartment	\$145,000	08 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 16/40 Harold St Hawthorn East	2	Apartment	\$735,000	07 May 2025
 G13/35 Camberwell Rd Hawthorn East	1	Apartment	\$485,000	06 May 2025
 10/11 Grandview Gr Hawthorn East	2	Apartment	\$692,500	26 Apr 2025
 901/8 Montrose St Hawthorn East	3	Apartment	\$1,320,000	25 Apr 2025
 4/7 Auburn Gr Hawthorn East	3	Townhouse	\$905,000	22 Apr 2025
 409/138 Camberwell Rd Hawthorn East	1	Apartment	\$480,000	17 Apr 2025
 209/1 Porter St Hawthorn East	2	Apartment	\$577,000	16 Apr 2025
 313/2a Montrose Pl Hawthorn East	2	Apartment	\$841,000	16 Apr 2025
 8/126-128 Rathmines Rd Hawthorn East	2	Apartment	\$567,000	16 Apr 2025
 49 Rathmines Rd Hawthorn East	4	House	\$3,400,000	14 Apr 2025
 604/18 Lilydale Gr Hawthorn East	1	Apartment	\$425,000	10 Apr 2025
 8/84 Campbell Rd Hawthorn East	1	Apartment	\$313,000	10 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6 Clifton Gr HAWTHORN EAST	3	House	\$1,901,111	09 Apr 2025
 406/2a Montrose Pl Hawthorn East	3	Apartment	\$1,050,000	09 Apr 2025
 4/56 Rathmines Rd Hawthorn East	2	Townhouse	\$862,500	05 Apr 2025
 514/480 Riversdale Rd Hawthorn East	2	Strata Unit/Flat	\$700,000	05 Apr 2025
 5/43 Lingwell Rd Hawthorn East	2	Unit	\$525,000	05 Apr 2025
 209/849 Burwood Rd Hawthorn East	1	Apartment	\$341,000	04 Apr 2025
 409/8 Montrose St Hawthorn East	1	Apartment	\$345,000	03 Apr 2025
 218/2 Eastern Pl Hawthorn East	1	Apartment	\$108,000	02 Apr 2025
 207/2 Eastern Pl Hawthorn East	1	Apartment	\$105,000	01 Apr 2025
 402/2 Eastern Pl Hawthorn East	1	Apartment	\$105,000	01 Apr 2025
 11/840 Toorak Rd Hawthorn East	3	Strata Unit/Flat	\$916,000	31 Mar 2025
 88 Rathmines Rd Hawthorn East	2	House	\$2,765,000	31 Mar 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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