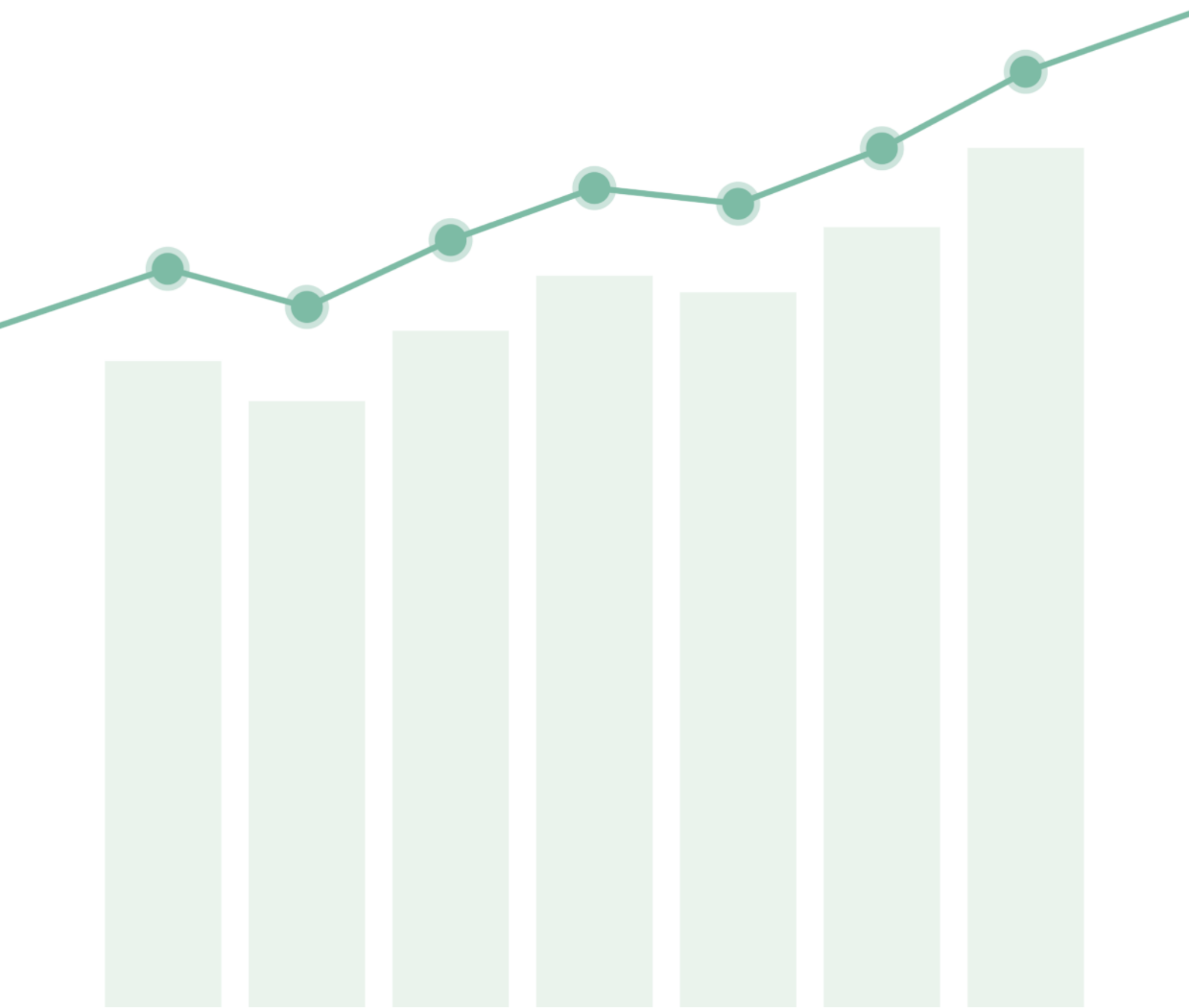


JellisCraig

HAWTHORN

Suburb Report

Know your neighbourhood.



HAWTHORN SUBURB REPORT

Median House Price*

Median

\$2.75m

Quarterly Price Change

-3.50% ↓

Median Unit Price*

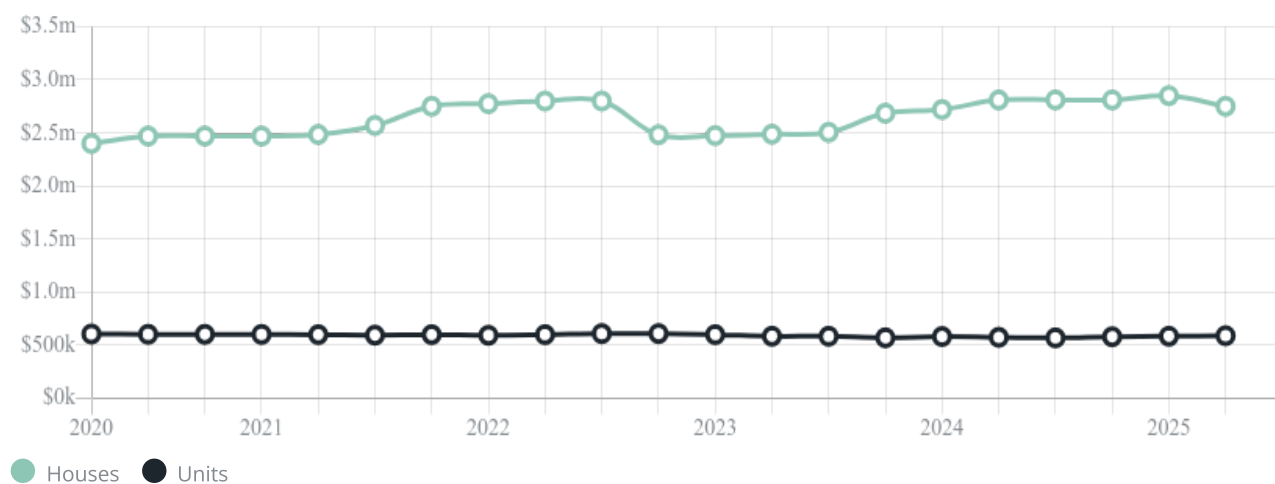
Median

\$590k

Quarterly Price Change

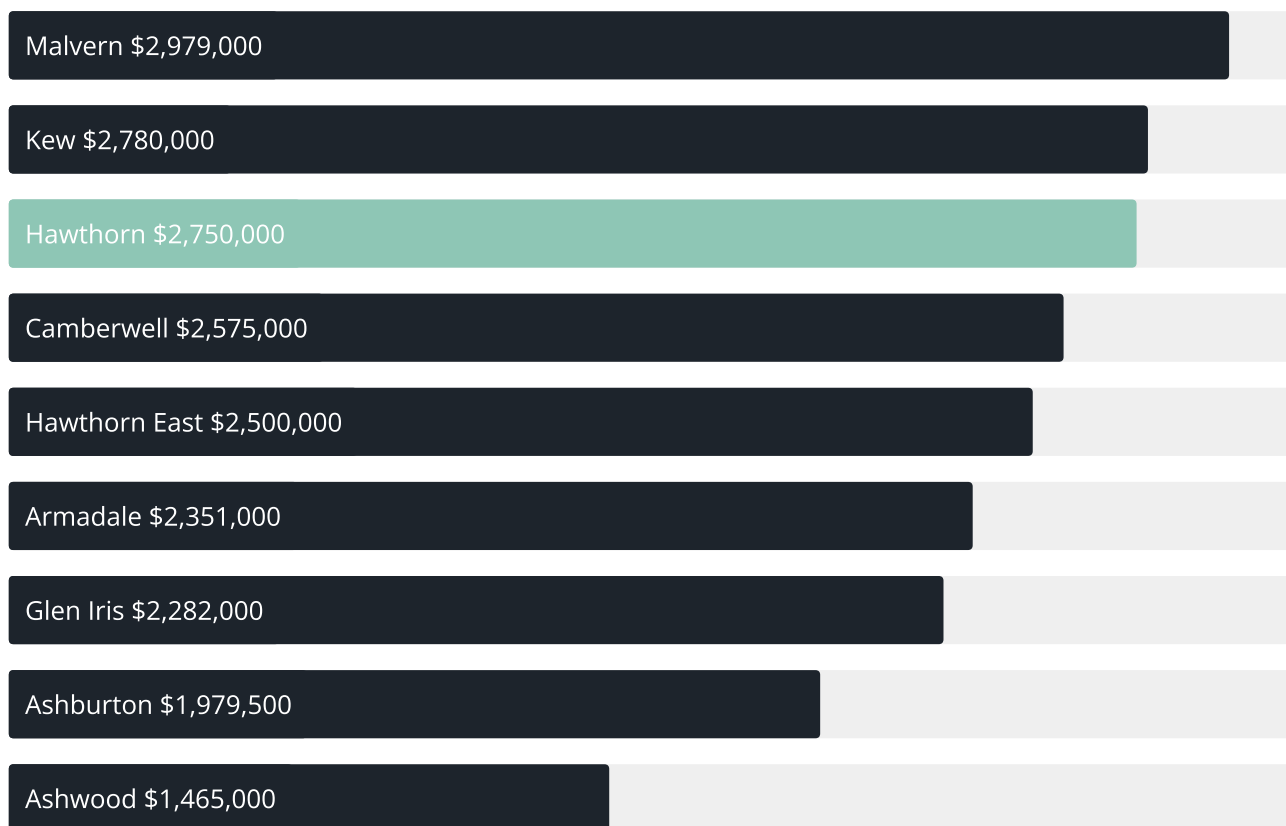
0.85% ↑

Quarterly Price Change*

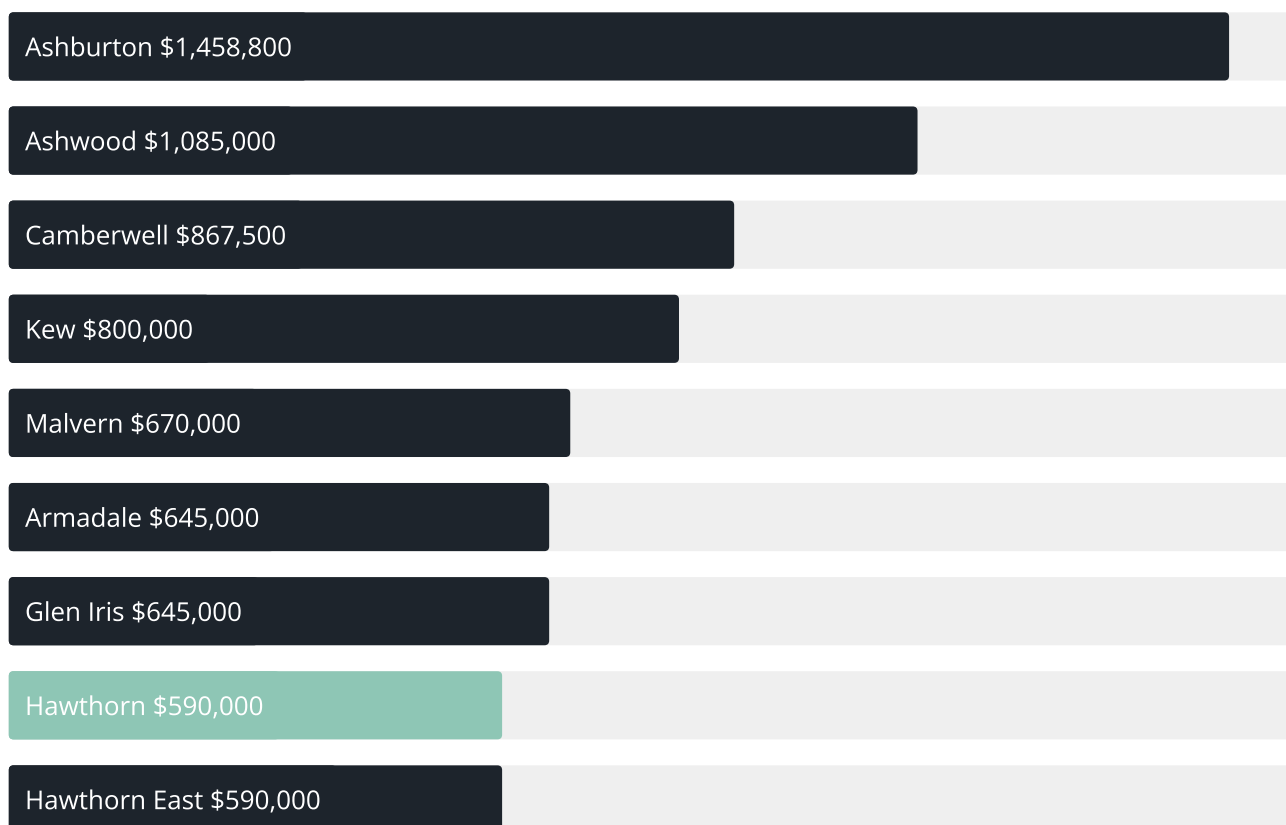


HAWTHORN SUBURB REPORT

Median House Sale Price*



Median Unit Sale Price*



HAWTHORN SUBURB REPORT

Sale Method*



● Auction 38%
● Private 62%

Auction Clearance Rate*

77.05%

Median Days on Market^

26 days

Average Hold Period*

8.9 years

Dwelling Type^



● Houses 24% ● Units 76%

Ownership^



● Owned Outright 30% ● Mortgaged 28% ● Rented 43%

Population^

22,322

Median Asking Rent per week*

\$853

Population Growth^

-5.06%

Rental Yield*

1.72%

Median Age^











34 years

Median Household Size^











2.1 people

HAWTHORN SUBURB REPORT











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

Address	Bedrooms	Type	Price	Sold
 7/40 Wattle Rd Hawthorn	3	Townhouse	\$1,499,000	26 Jul 2025
 1/18 Riversdale Rd Hawthorn	2	Apartment	\$995,000	22 Jul 2025
 403/80 Lynch St Hawthorn	1	Apartment	\$430,000	12 Jul 2025
 1/74-76 Auburn Rd Hawthorn	2	Apartment	\$600,000	10 Jul 2025
 1/2 Brook St Hawthorn	1	Apartment	\$505,000	10 Jul 2025
 3/124b Barkers Rd Hawthorn	2	Apartment	\$545,000	10 Jul 2025
 4/575 Glenferrie Rd Hawthorn	1	Apartment	\$345,000	05 Jul 2025
 115/81 Riversdale Rd Hawthorn	1	Apartment	\$340,000	04 Jul 2025
 102/577-579 Glenferrie Rd Hawthorn	2	Apartment	\$590,000	01 Jul 2025
 110/6 Lisson Gr Hawthorn	1	Apartment	\$506,750	30 Jun 2025

HAWTHORN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/70 Power St Hawthorn	2	Strata Unit/Flat	\$760,000	30 Jun 2025
 6/2 Lisson Gr Hawthorn	2	Unit	\$782,000	28 Jun 2025
 2/2a Lyall St Hawthorn	2	Apartment	\$930,000	28 Jun 2025
 216/81-83 Riversdale Rd Hawthorn	1	Apartment	\$435,500	27 Jun 2025
 3/47-49 Robinson Rd Hawthorn	2	Apartment	\$515,000	27 Jun 2025
 604/31 Queens Av Hawthorn	1	Apartment	\$412,500	25 Jun 2025
 317/311 Burwood Rd Hawthorn	1	Apartment	\$377,500	25 Jun 2025
 5/563 Glenferrie Rd Hawthorn	1	Apartment	\$415,000	23 Jun 2025
 216/81 Riversdale Rd Hawthorn	1	Strata Unit/Flat	\$435,500	23 Jun 2025
 104/121 Riversdale Rd Hawthorn	2	Strata Unit/Flat	\$760,000	21 Jun 2025

HAWTHORN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/16 Lawes St Hawthorn	2	Apartment	\$670,000	21 Jun 2025
 1/181 Riversdale Rd Hawthorn	1	Apartment	\$310,000	19 Jun 2025
 6/21 Elphin Gr Hawthorn	2	Apartment	\$657,000	19 Jun 2025
 5/11 Hill St Hawthorn	2	Apartment	\$525,000	18 Jun 2025
 306/625 Glenferrie Rd Hawthorn	1	Apartment	\$390,000	17 Jun 2025
 2/12 Lawes St Hawthorn	2	Strata Unit/Flat	\$480,000	16 Jun 2025
 8a Ercildoune Av Hawthorn	3	House	\$1,580,000	14 Jun 2025
 206/17 Lynch St Hawthorn	2	Apartment	\$650,000	13 Jun 2025
 109/2 Golding St Hawthorn	1	Apartment	\$410,000	13 Jun 2025
 12/474 Glenferrie Rd Hawthorn	2	Apartment	\$812,000	13 Jun 2025



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

jellisraig.com.au

Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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