

# *Suburb* **INSIGHTS**

3122  
HAWTHORN



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$2.80m**

Quarterly Price Change

**0.00% ↓**

## Median Unit Price\*

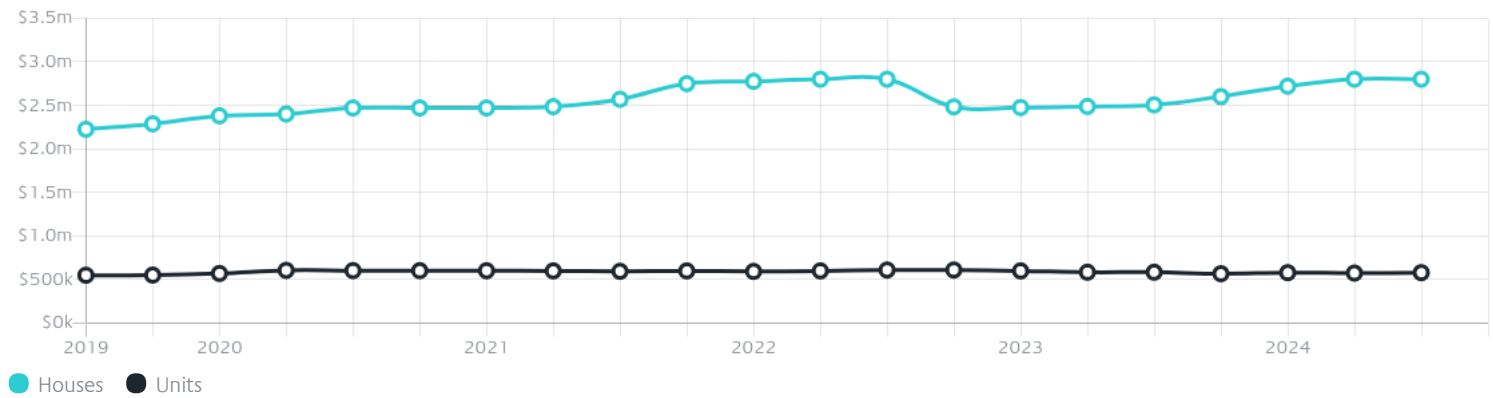
Median

**\$580k**

Quarterly Price Change

**0.82% ↑**

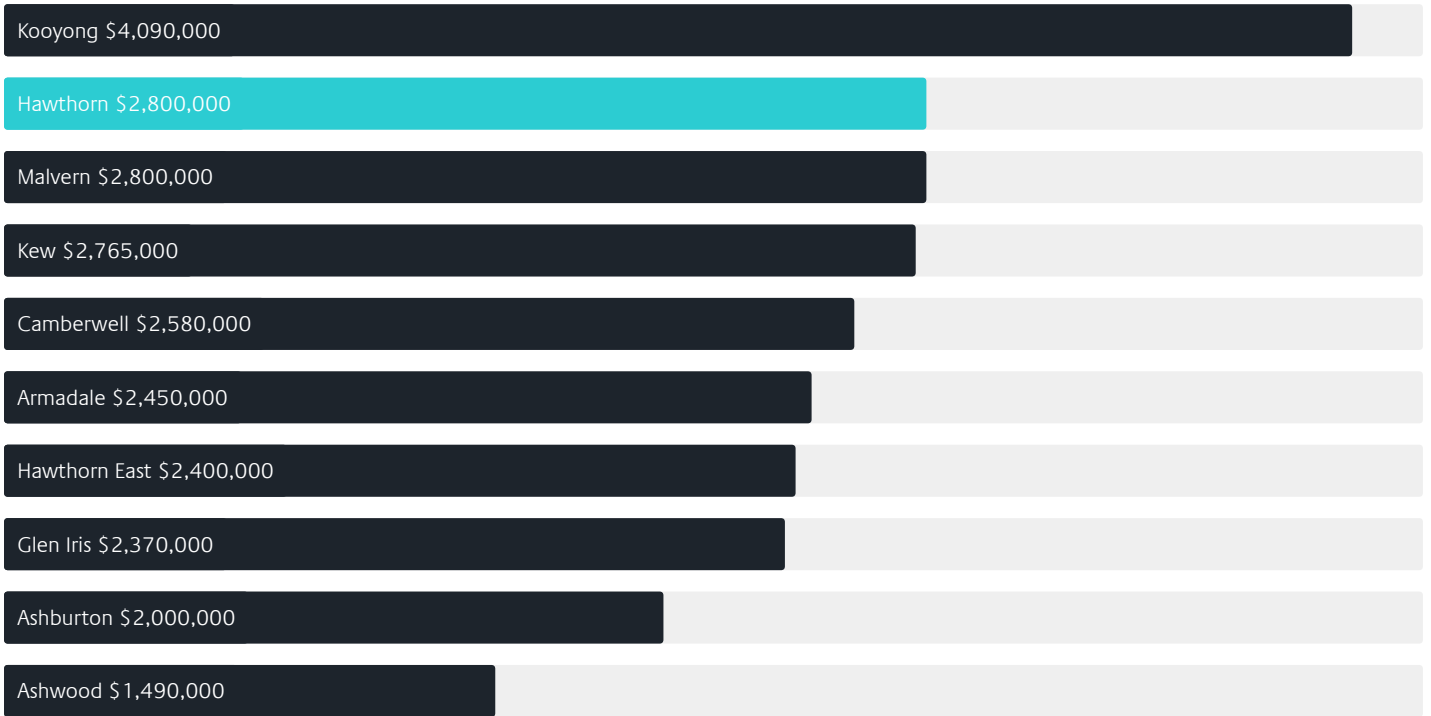
## Quarterly Price Change\*



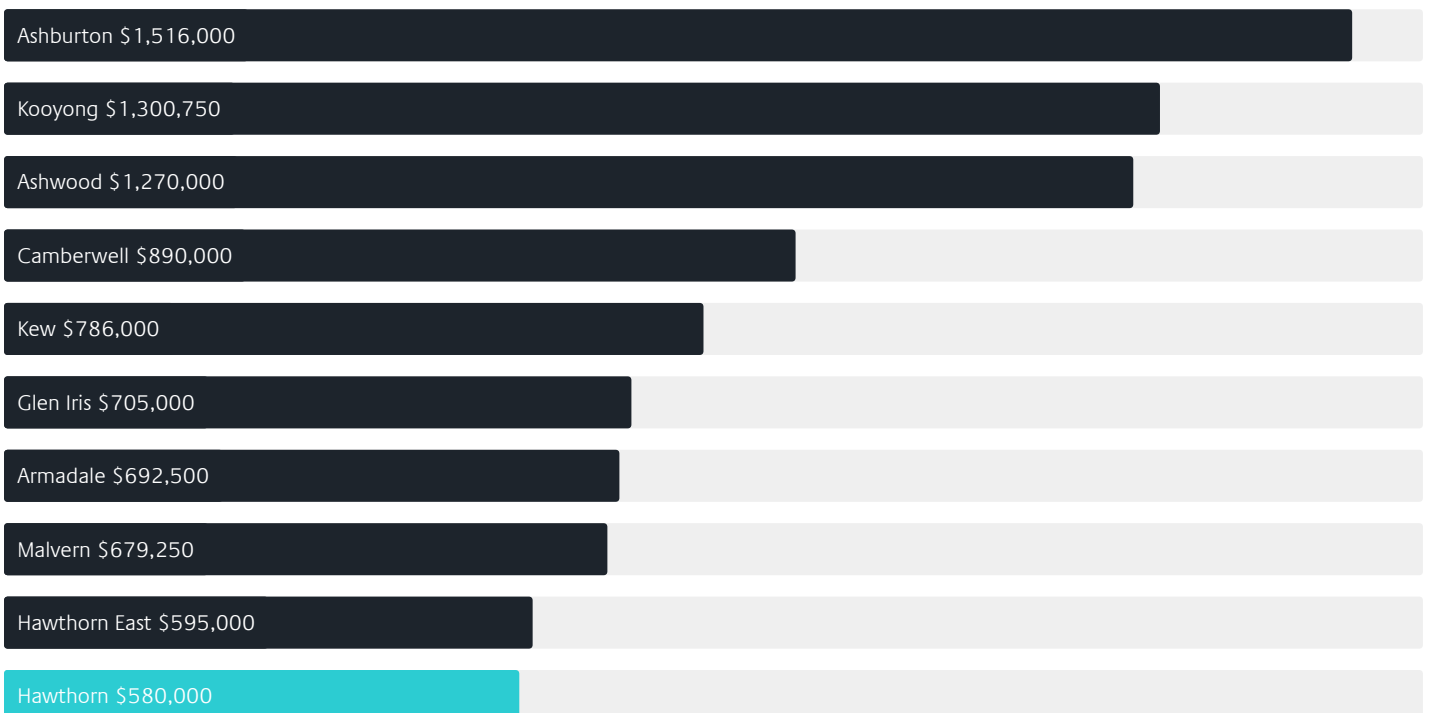
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 59%  
● Private 41%

## Auction Clearance Rate<sup>\*</sup>

70.54%

## Median Days on Market<sup>^</sup>

26 days

## Average Hold Period<sup>\*</sup>

8.9 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 24% ● Units 76%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

22,322

## Median Asking Rent per week<sup>\*</sup>

\$925

## Population Growth<sup>^</sup>

-5.06%

## Rental Yield<sup>\*</sup>

1.72%

## Median Age<sup>^</sup>










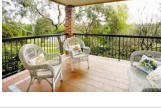


34 years

## Median Household Size<sup>^</sup>













2.1 people

# Sold Properties~










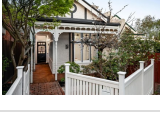
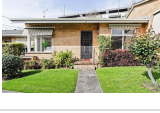

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1 / 7 Vicars St Hawthorn	4	House	\$1,970,000	30 Nov 2024
 225 / 311 Burwood Rd Hawthorn	1	Apartment	\$360,000	20 Nov 2024
 45 Hill St Hawthorn	4	House	\$2,360,000	16 Nov 2024
 12 / 22 Wattle Rd Hawthorn	2	Apartment	\$642,000	16 Nov 2024
 1 / 44 Elphin Gr Hawthorn	2	Apartment	\$501,000	16 Nov 2024
 5 / 177 Power St Hawthorn	2	Apartment	\$690,000	07 Nov 2024
 26 / 219-227 Auburn Rd Hawthorn	2	Apartment	\$670,000	02 Nov 2024
 2 / 28 Elm St Hawthorn	1	Apartment	\$430,000	01 Nov 2024
 205 / 2 Tweed St Hawthorn	1	Apartment	\$390,000	30 Oct 2024
 1 Osborne Ct Hawthorn	3	House	\$2,400,000	29 Oct 2024
 106 / 311 Burwood Rd Hawthorn	1	Apartment	\$375,000	28 Oct 2024
 22 / 174 Power St Hawthorn	2	Apartment	\$575,000	28 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/11 Findon St Hawthorn	1	Unit	\$205,000	26 Oct 2024
 18 Lennox St Hawthorn	3	House	\$2,204,000	26 Oct 2024
 5/9 Fordholm Rd Hawthorn	2	Apartment	\$750,000	26 Oct 2024
 5/40 Creswick St Hawthorn	3	Apartment	\$840,000	26 Oct 2024
 10/219-227 Auburn Rd Hawthorn	1	Apartment	\$220,000	26 Oct 2024
 2/1 Muir St Hawthorn	2	Unit	\$1,105,000	26 Oct 2024
 23 Johnson St Hawthorn	5	House	\$3,100,000	26 Oct 2024
 G10/567 Glenferrie Rd Hawthorn	2	Apartment	\$598,000	25 Oct 2024
 604/1 Glenferrie Pl Hawthorn	1	Strata Unit/Flat	\$135,000	24 Oct 2024
 47 Illawarra Rd Hawthorn	4	House	\$3,750,000	23 Oct 2024
 218/81 Riversdale Rd Hawthorn	2	Strata Unit/Flat	\$635,000	22 Oct 2024
 8/185 Auburn Rd Hawthorn	2	Unit	\$715,000	21 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 14/28 Burwood Rd Hawthorn	1	Unit	\$490,000	21 Oct 2024
 9/136 Church St HAWTHORN	2	Apartment	\$800,000	18 Oct 2024
 2/127 Riversdale Rd Hawthorn	2	Apartment	\$540,000	17 Oct 2024
 4/14 Grove Rd Hawthorn	2	Apartment	\$550,000	17 Oct 2024
 41/65-69 Riversdale Rd Hawthorn	2	Strata Unit/Flat	\$450,000	17 Oct 2024
 1/11 Hill St Hawthorn	2	Unit	\$575,000	16 Oct 2024
 4/2 Lisson Gr Hawthorn	2	Unit	\$700,000	15 Oct 2024
 6/165 Power St Hawthorn	2	Apartment	\$575,000	13 Oct 2024
 14/51 Kinkora Rd Hawthorn	2	Apartment	\$705,000	12 Oct 2024
 61 Mason St Hawthorn	2	House	\$1,700,000	12 Oct 2024
 5/4 Lisson Gr Hawthorn	2	Unit	\$720,000	10 Oct 2024
 405A/71 Riversdale Rd Hawthorn	1	Strata Unit/Flat	\$110,000	10 Oct 2024



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

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/12/2024

\* 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.