

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.77m**

Quarterly Price Change

**-1.51% ↓**

## Median Unit Price\*

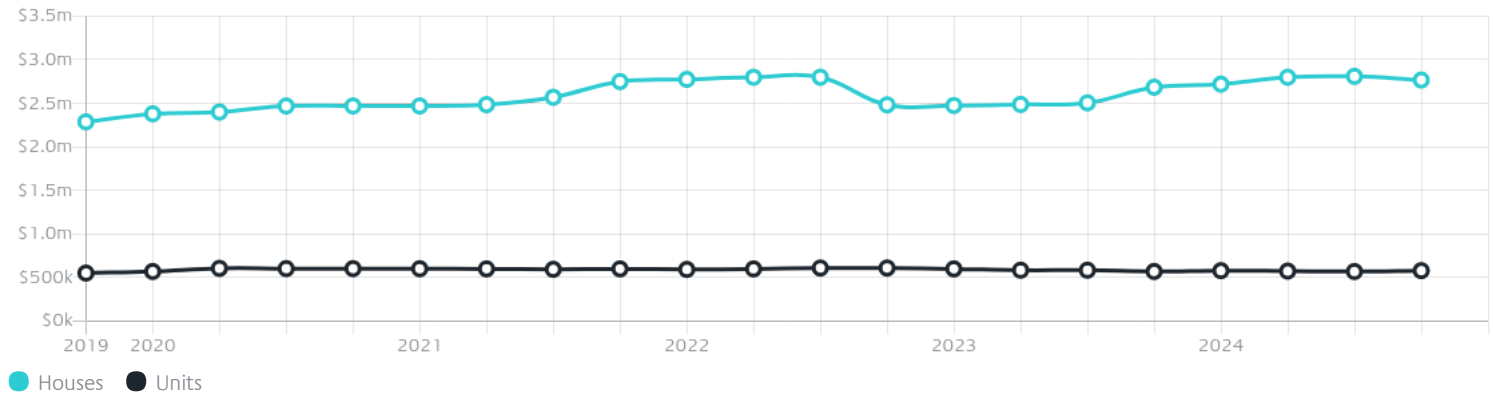
Median

**\$580k**

Quarterly Price Change

**1.75% ↑**

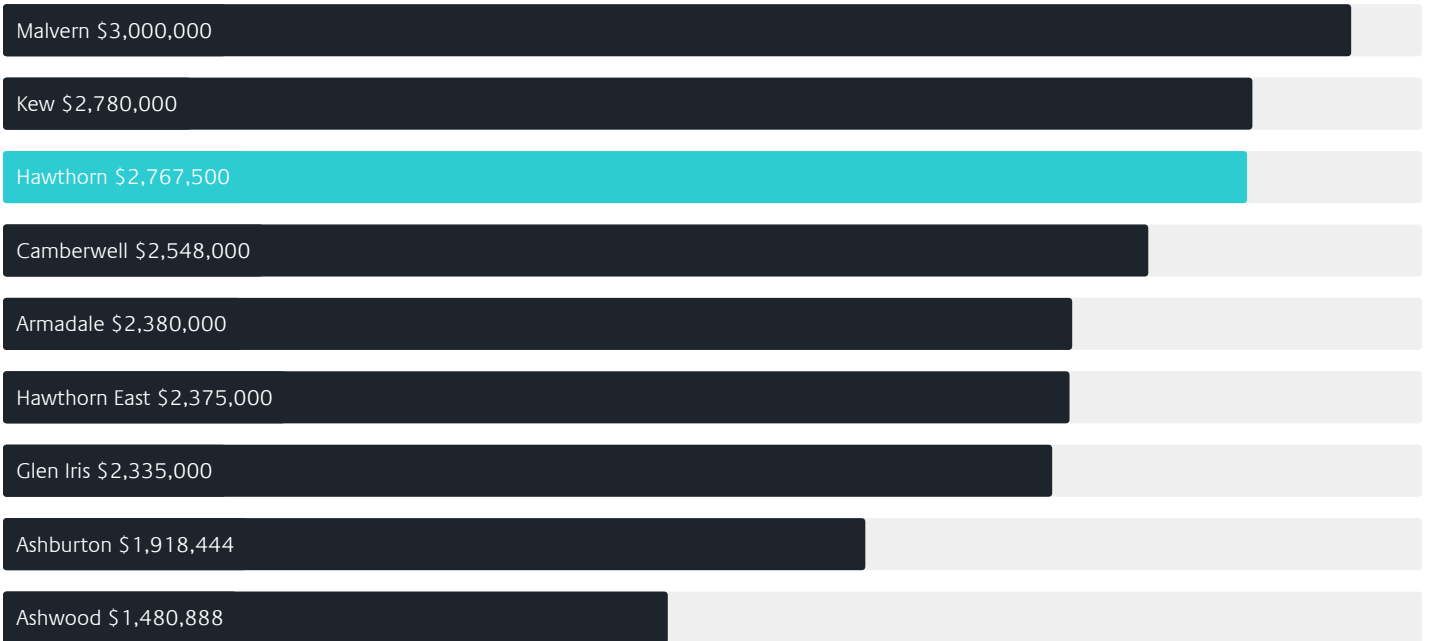
## Quarterly Price Change\*



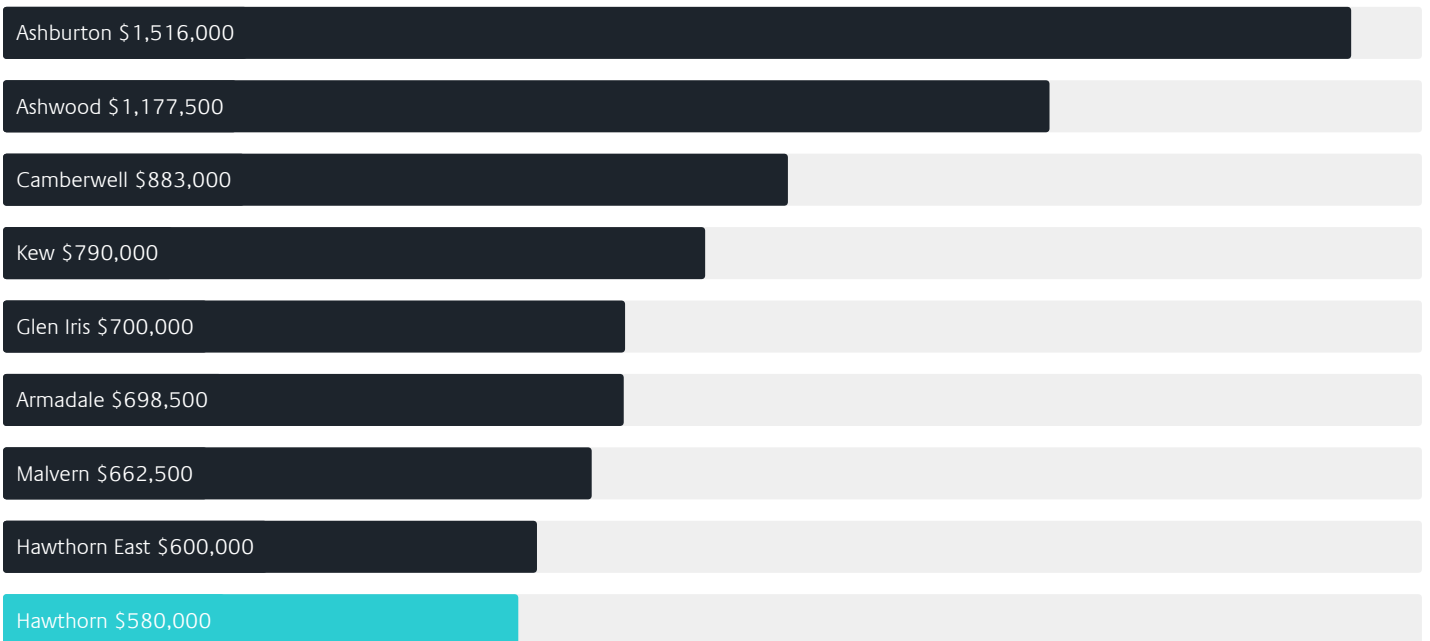
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method\*



● Auction 40%  
● Private 60%

## Auction Clearance Rate\*

82.26%

## Median Days on Market^

28 days

## Average Hold Period\*

8.9 years

# Insights

## Dwelling Type^



● Houses 24% ● Units 76%

## Ownership^



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

## Population^

22,322

## Median Asking Rent per week\*

\$923

## Population Growth^

-5.06%

## Rental Yield\*

1.72%

## Median Age^









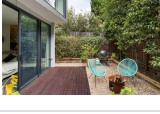
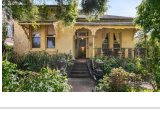


34 years

## Median Household Size^













2.1 people

# Sold Properties~










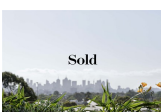


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 501/121 Power St Hawthorn	2	Apartment	\$580,000	20 Dec 2024
 6/14 Liddiard St Hawthorn	1	Apartment	\$320,000	12 Dec 2024
 106/8 Queens Av Hawthorn	2	Apartment	\$460,000	12 Dec 2024
 42 Connell St Hawthorn	12	Block of Units	\$3,000,000	12 Dec 2024
 11/25 Isabella Gr Hawthorn	2	Apartment	\$545,000	11 Dec 2024
 41 Power St Hawthorn	3	House	\$1,820,000	07 Dec 2024
 206/1-5 Queens Av HAWTHORN	1	Apartment	\$90,000	05 Dec 2024
 4/155 Power St Hawthorn	2	Apartment	\$538,000	03 Dec 2024
 5/136 Church St Hawthorn	2	Apartment	\$850,000	03 Dec 2024
 7 Findon St Hawthorn	4	House	\$1,900,000	03 Dec 2024
 38 Hill St Hawthorn	4	House	\$2,500,000	02 Dec 2024
 6/70 Power St Hawthorn	2	Apartment	\$805,000	30 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/7 Vicars St Hawthorn	4	House	\$1,970,000	30 Nov 2024
 1/3 Clovelly Ct Hawthorn	2	Strata Unit/Flat	\$800,000	25 Nov 2024
 302/92 Kinkora Rd Hawthorn	2	Strata Unit/Flat	\$695,000	25 Nov 2024
 208/862 Glenferrie Rd Hawthorn	1	Strata Unit/Flat	\$351,000	24 Nov 2024
 102/8 Grattan St Hawthorn	2	Apartment	\$930,000	22 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
 7/2 Yarra St Hawthorn	1	Strata Unit/Flat	\$486,499	15 Nov 2024
 605/377 Burwood Rd Hawthorn	1	Unit	\$350,000	12 Nov 2024
 2/141 Riversdale Rd Hawthorn	2	Apartment	\$522,500	12 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 107/383 Burwood Rd Hawthorn	1	Apartment	\$220,000	11 Nov 2024
 36 Wattle Rd Hawthorn	3	House	\$2,950,000	08 Nov 2024
 7/3 Harrison Cr Hawthorn	2	Strata Unit/Flat	\$680,000	08 Nov 2024
 65/29 Lynch St Hawthorn	1	Apartment	\$145,000	08 Nov 2024
 38 Elgin St Hawthorn	3	House	\$3,405,000	07 Nov 2024
 5/177 Power St Hawthorn	2	Apartment	\$690,000	07 Nov 2024
 403/6 Lisson Gr Hawthorn	2	Apartment	\$950,000	06 Nov 2024
 26/219-227 Auburn Rd Hawthorn	2	Apartment	\$670,000	02 Nov 2024
 43 Lennox St Hawthorn	3	House	\$2,000,000	02 Nov 2024
 1/32 Manningtree Rd Hawthorn	2	Apartment	\$638,000	01 Nov 2024
 2/28 Elm St Hawthorn	1	Apartment	\$430,000	01 Nov 2024
 4/11 Hill St Hawthorn	2	Unit	\$640,000	31 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 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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