

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.80m**

Quarterly Price Change

**-0.35% ↓**

## Median Unit Price\*

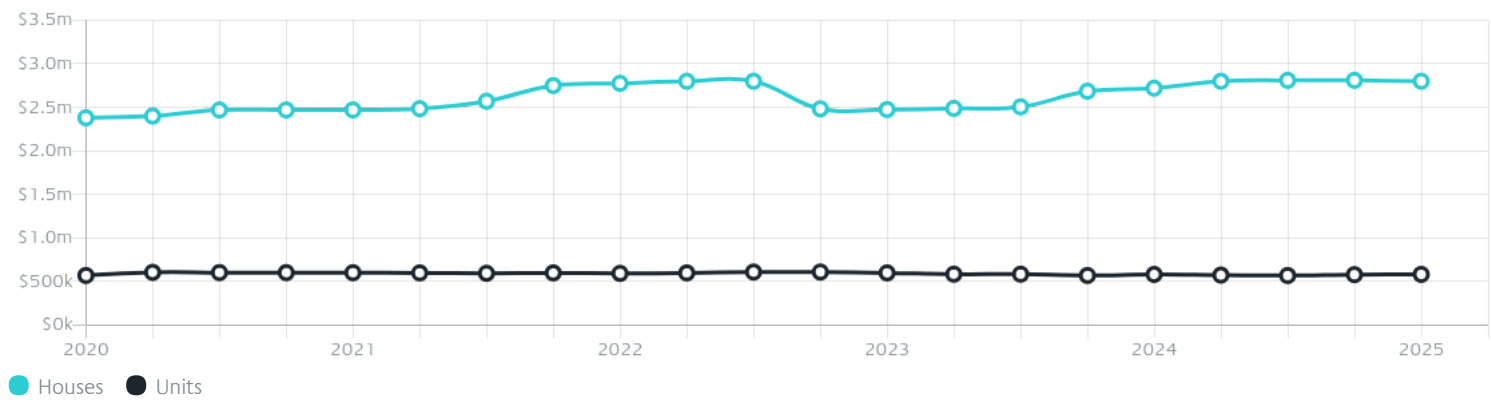
Median

**\$583k**

Quarterly Price Change

**0.43% ↑**

## Quarterly Price Change\*



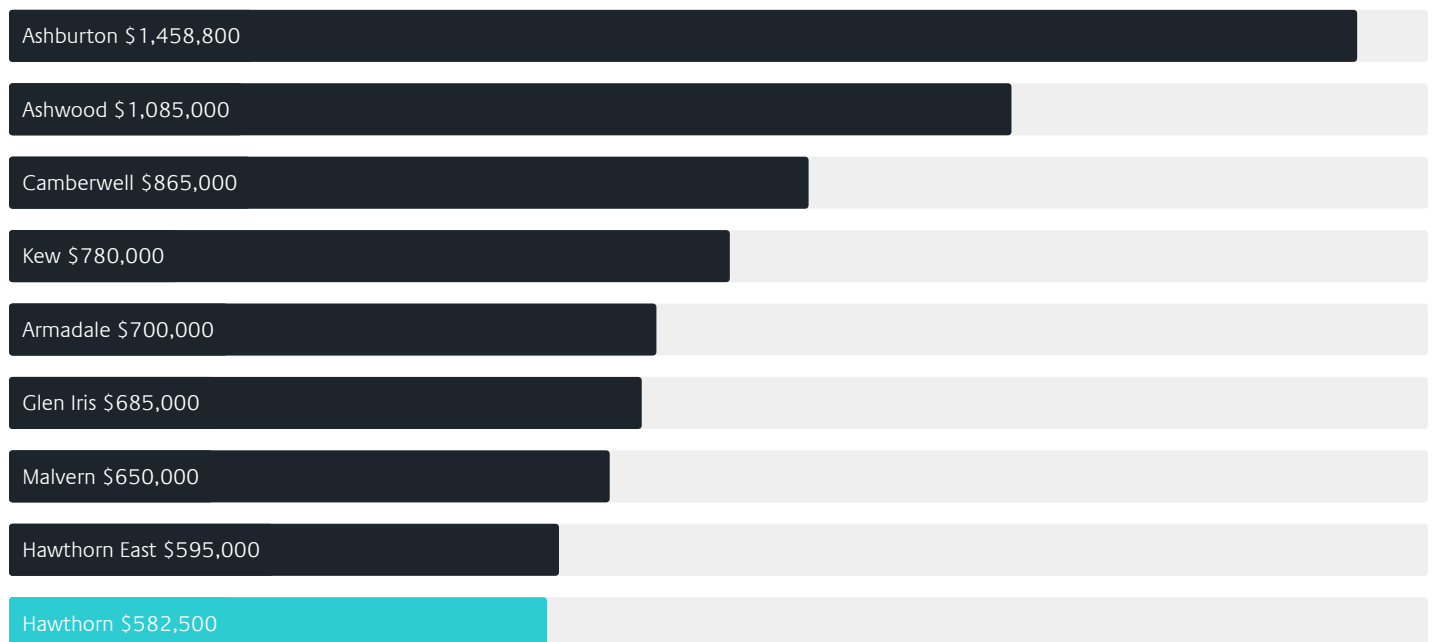
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 39%  
● Private 61%

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

76.92%

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>

\$880

Population Growth<sup>^</sup>

-5.06%

Rental Yield<sup>\*</sup>

1.72%

Median Age<sup>^</sup>













34 years

Median Household Size<sup>^</sup>










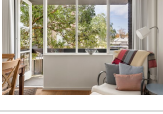


2.1 people

# Sold Properties~











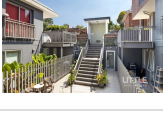

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 2/2a Lyall St Hawthorn	2	Apartment	\$930,000	28 Jun 2025
 6/2 Lisson Gr Hawthorn	2	Unit	\$782,000	28 Jun 2025
 216/81-83 Riversdale Rd Hawthorn	1	Apartment	\$435,500	27 Jun 2025
 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
 8a Ercildoune Av Hawthorn	3	House	\$1,580,000	14 Jun 2025
 109/2 Golding St Hawthorn	1	Apartment	\$410,000	13 Jun 2025
 123/311 Burwood Rd Hawthorn	1	Apartment	\$325,000	11 Jun 2025
 2/51 Denham St Hawthorn	2	Apartment	\$565,000	07 Jun 2025
 203/625 Glenferrie Rd Hawthorn	2	Apartment	\$678,000	06 Jun 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 404/25 Lynch St Hawthorn	2	Apartment	\$530,000	03 Jun 2025
 114/43 Park St Hawthorn	1	Apartment	\$125,000	01 Jun 2025
 4/63 Wattle Rd Hawthorn	2	Apartment	\$876,000	31 May 2025
 9/219-227 Auburn Rd Hawthorn	1	Apartment	\$365,000	29 May 2025
 231/2 Golding St Hawthorn	1	Apartment	\$322,000	29 May 2025
 22/29 Lynch St Hawthorn	1	Strata Unit/Flat	\$180,000	26 May 2025
 201/36 Lynch St Hawthorn	2	Apartment	\$687,000	25 May 2025
 2/32 Manningtree Rd Hawthorn	2	Apartment	\$890,000	24 May 2025
 5/87 Denham St Hawthorn	1	Apartment	\$492,500	24 May 2025
 4/75 Denham St Hawthorn	2	Apartment	\$585,000	23 May 2025
 1/15 Shakespeare Gr HAWTHORN	2	Apartment	\$833,000	23 May 2025
 2/17 Park St Hawthorn	1	Apartment	\$160,000	20 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 17 Barton St Hawthorn	3	House	\$2,725,000	19 May 2025
 301A/71 Riversdale Rd Hawthorn	1	Apartment	\$120,000	16 May 2025
 8/488 Glenferrie Rd Hawthorn	2	Apartment	\$680,000	16 May 2025
 8 Corsewall Cl HAWTHORN	3	House	\$359,580	15 May 2025
 9/26 Hawthorn Glen Hawthorn	2	Apartment	\$660,000	14 May 2025
 312/2 Golding St Hawthorn	2	Apartment	\$610,000	13 May 2025
 48/29 Lynch St Hawthorn	1	Apartment	\$175,000	12 May 2025
 113/1 Glenferrie Pl Hawthorn	2	Strata Unit/Flat	\$125,000	10 May 2025
 3/46-48 Elphin Gr Hawthorn	2	Apartment	\$605,000	09 May 2025
 16/219-227 Auburn Rd HAWTHORN	2	Strata Unit/Flat	\$605,000	09 May 2025
 6/60 Auburn Rd Hawthorn	2	Apartment	\$290,000	07 May 2025
 8/563 Glenferrie Rd Hawthorn	1	Apartment	\$405,000	07 May 2025



Hawthorn Office  
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03 9810 5000

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

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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