

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.80m**

Quarterly Price Change

**-0.35% ↓**

## Median Unit Price\*

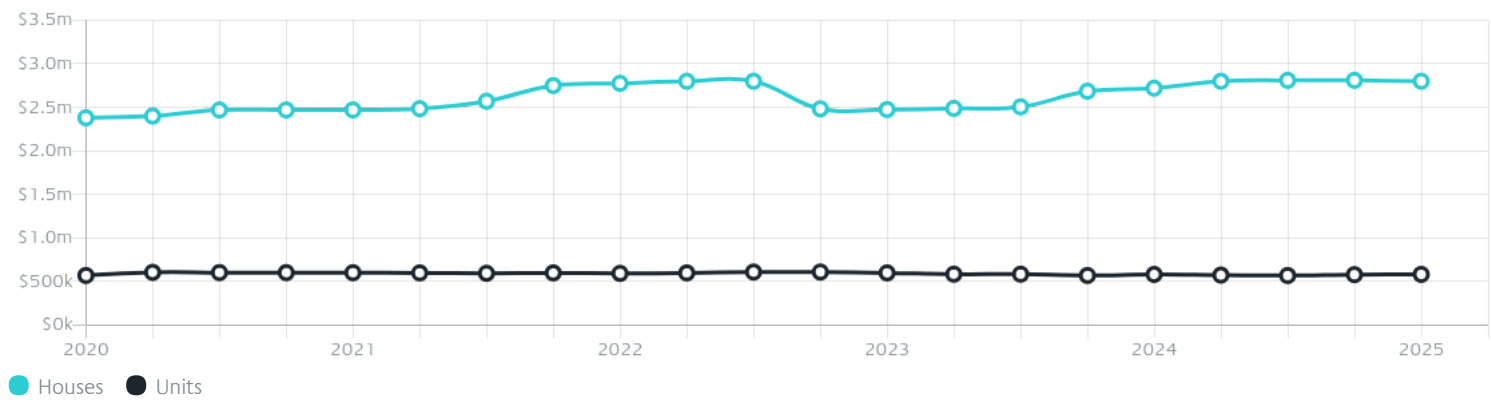
Median

**\$583k**

Quarterly Price Change

**0.43% ↑**

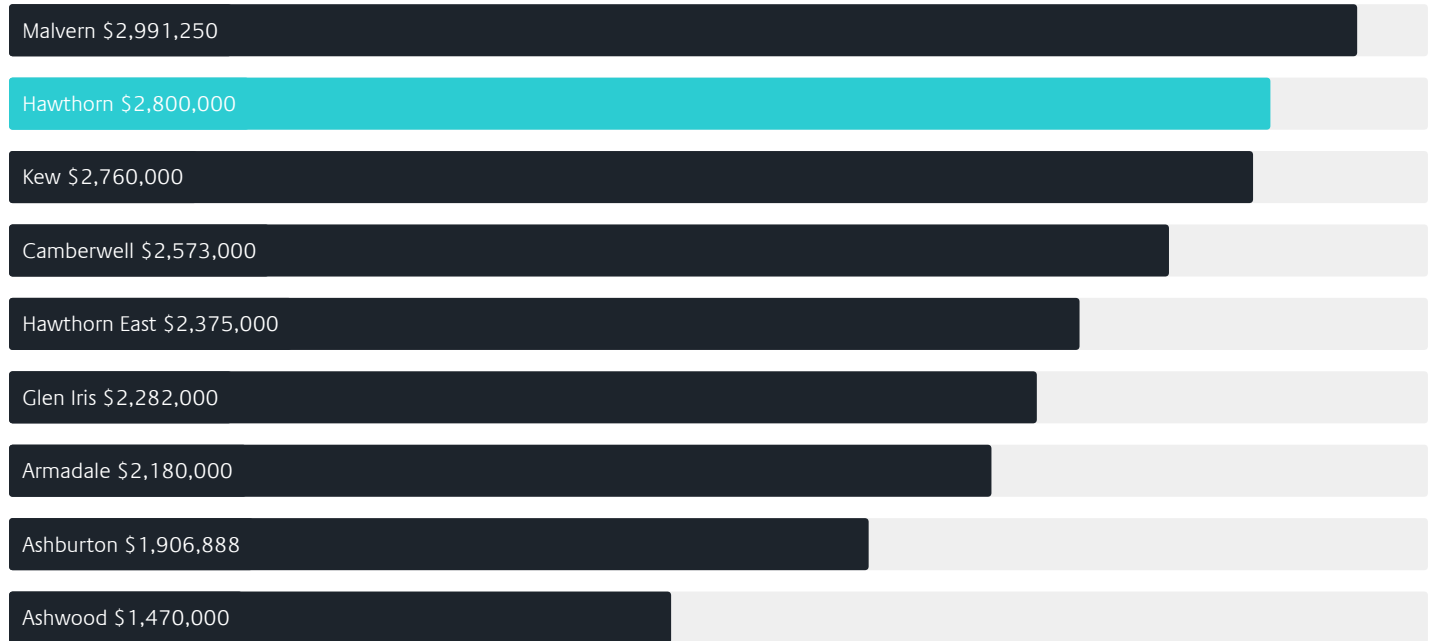
## Quarterly Price Change\*



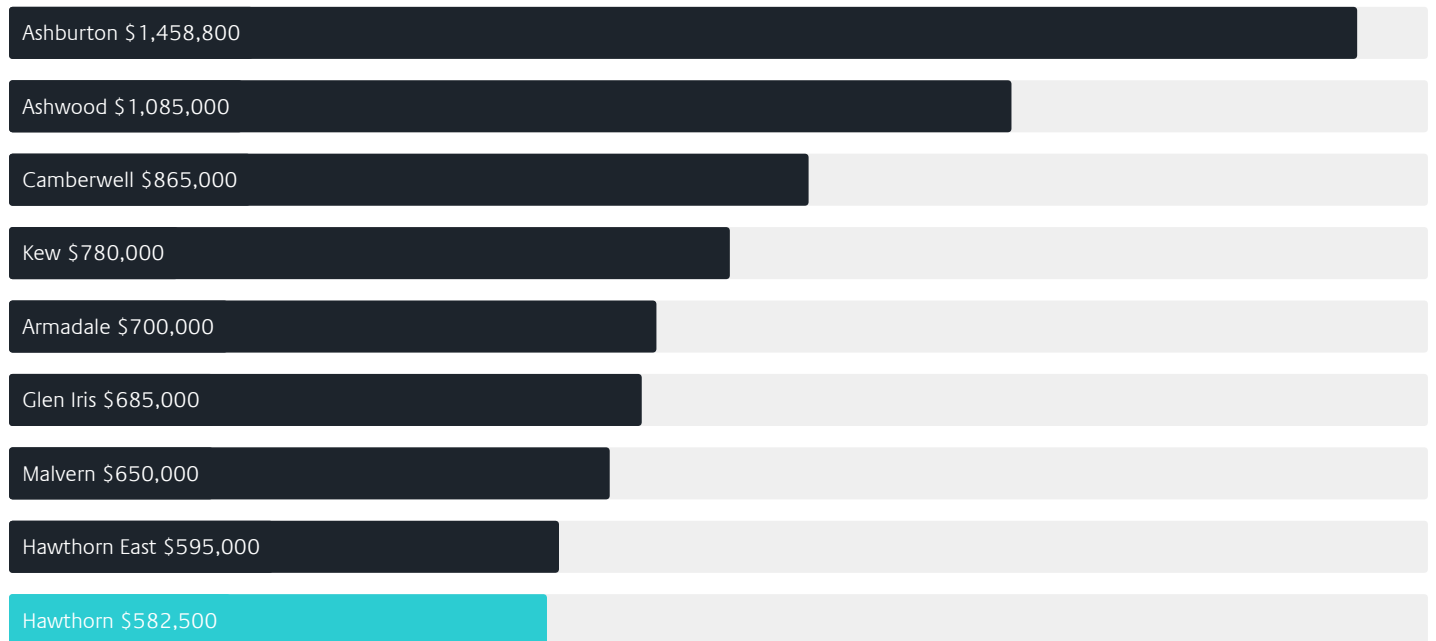
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 47%  
● Private 53%

Auction Clearance Rate\*

74.12%

Median Days on Market^

26 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\*

\$880

Population Growth^

-5.06%

Rental Yield\*

1.72%

Median Age^








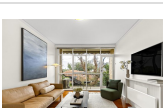
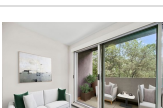
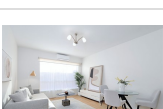
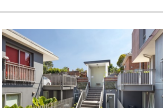
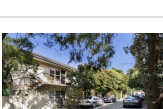
34 years

Median Household Size^













2.1 people

# Sold Properties~









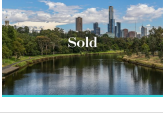

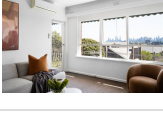

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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
 1/15 Shakespeare Gr HAWTHORN	2	Apartment	\$833,000	23 May 2025
 17 Barton St Hawthorn	3	House	\$2,725,000	19 May 2025
 9/26 Hawthorn Glen Hawthorn	2	Apartment	\$660,000	14 May 2025
 48/29 Lynch St Hawthorn	1	Apartment	\$175,000	12 May 2025
 3/46-48 Elphin Gr Hawthorn	2	Apartment	\$605,000	09 May 2025
 6/60 Auburn Rd Hawthorn	2	Apartment	\$290,000	07 May 2025
 6/66 Auburn Rd Hawthorn	2	Apartment	\$470,000	07 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10/177 Power St Hawthorn	2	Apartment	\$715,000	07 May 2025
 30/29-35 Lynch St Hawthorn	1	Apartment	\$150,000	06 May 2025
 12/6 Elm St Hawthorn	2	Apartment	\$665,000	05 May 2025
 3/46 Bell St HAWTHORN	2	Apartment	\$560,500	05 May 2025
 6/138 Church St HAWTHORN	2	Apartment	\$720,000	05 May 2025
 18/23 Hawthorn Gr Hawthorn	1	Unit	\$399,000	30 Apr 2025
 2/69 Morang Rd Hawthorn	2	Apartment	\$515,000	28 Apr 2025
 2/21 Elphin Gr Hawthorn	2	Apartment	\$710,000	26 Apr 2025
 5/67 Auburn Rd Hawthorn	1	Apartment	\$405,000	23 Apr 2025
 502/1 Glenferrie Pl Hawthorn	1	Strata Unit/Flat	\$128,000	22 Apr 2025
 203/147 Riversdale Rd Hawthorn	1	Apartment	\$380,000	22 Apr 2025
 G1/39 Riversdale Rd Hawthorn	2	Strata Unit/Flat	\$615,000	19 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/18 Launder St Hawthorn	2	Apartment	\$557,000	18 Apr 2025
 305/17 Lynch St Hawthorn	1	Apartment	\$335,000	17 Apr 2025
 5/40 Elphin Gr Hawthorn	2	Townhouse	\$765,000	17 Apr 2025
 207/39 Riversdale Rd Hawthorn	2	Strata Unit/Flat	\$615,000	17 Apr 2025
 101/22 Findon St Hawthorn	2	Apartment	\$445,000	16 Apr 2025
 201/31 Queens Av Hawthorn	2	Apartment	\$620,000	15 Apr 2025
 808/377 Burwood Rd Hawthorn	1	Apartment	\$360,000	15 Apr 2025
 4/181 Riversdale Rd Hawthorn	1	Apartment	\$390,000	13 Apr 2025
 2/494 Glenferrie Rd Hawthorn	2	Apartment	\$622,500	12 Apr 2025
 2/14 Illawarra Rd HAWTHORN	2	Apartment	\$820,000	12 Apr 2025
 15/2 Brook St Hawthorn	2	Apartment	\$771,000	12 Apr 2025
 1/1 Domville Av Hawthorn	2	Apartment	\$685,000	12 Apr 2025



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 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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