

# JellisCraig

HAWTHORN

# Suburb Report

Know your neighbourhood.



HAWTHORN SUBURB REPORT

Median House Price\*

Median

\$2.75m

Quarterly Price Change

-3.50% ↓

Median Unit Price\*

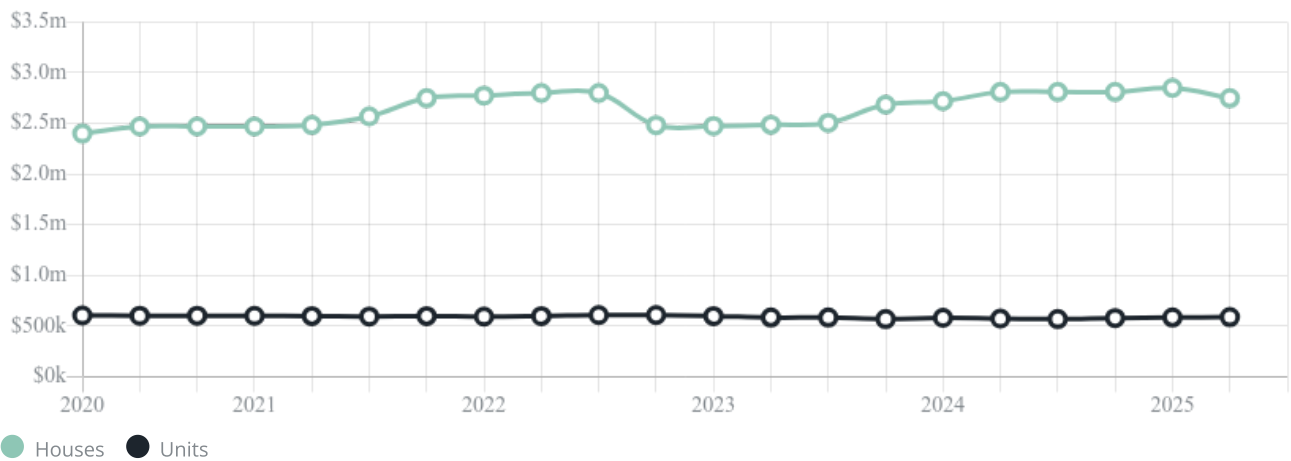
Median

\$590k

Quarterly Price Change

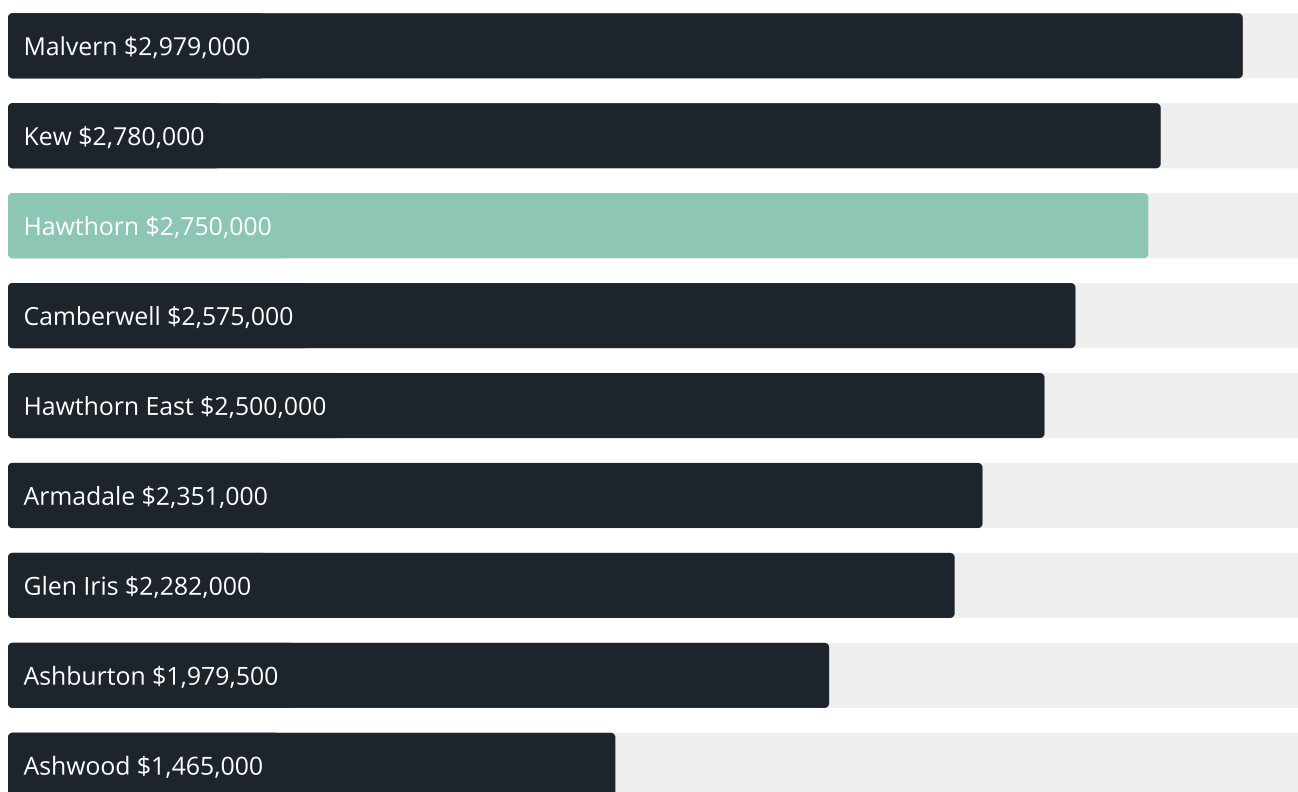
0.85% ↑

Quarterly Price Change\*

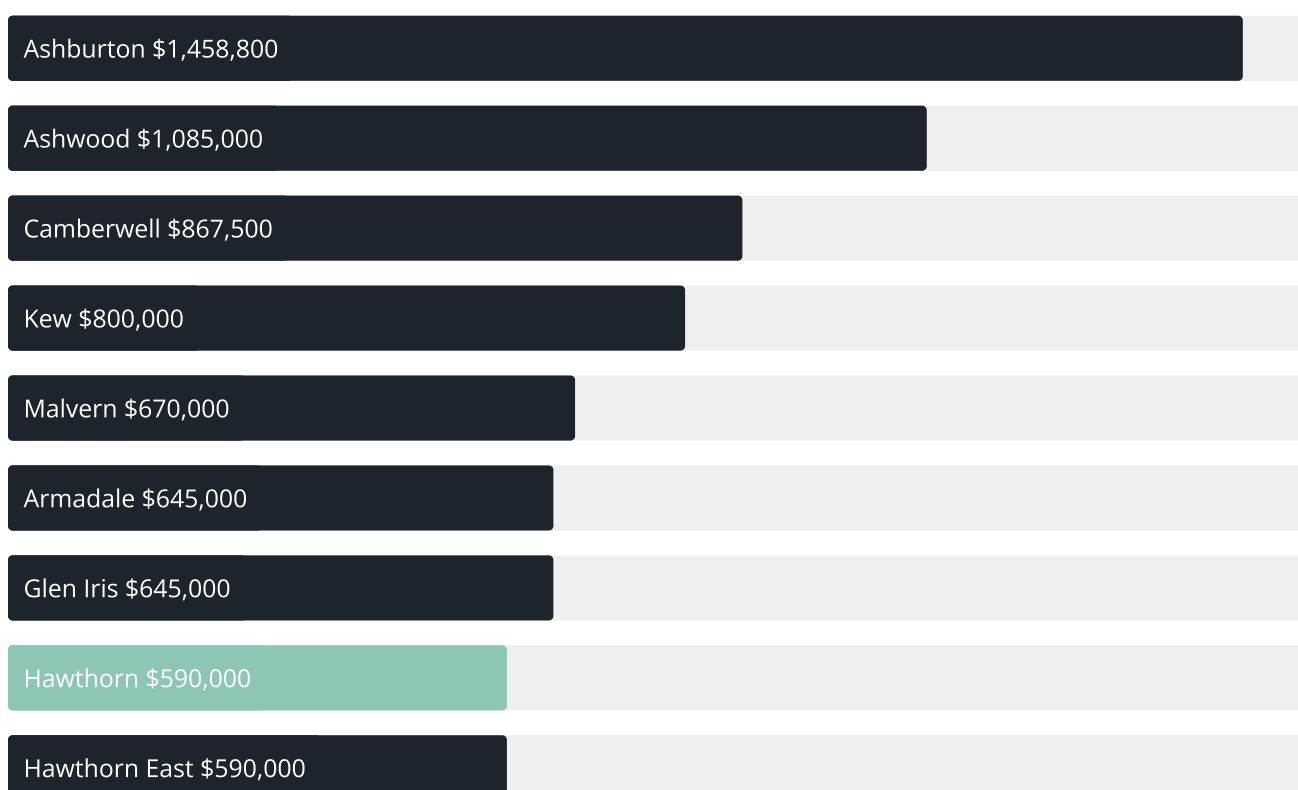


## HAWTHORN SUBURB REPORT

### Median House Sale Price<sup>\*</sup>



### Median Unit Sale Price<sup>\*</sup>



## HAWTHORN SUBURB REPORT

## Sale Method\*



● Auction 39%  
● Private 61%

## Auction Clearance Rate\*

85.96%

## Median Days on Market^

25 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^




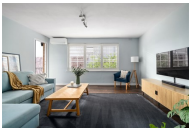




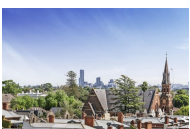

34 years

## 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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  4/53 Grove Rd<br>Hawthorn        | 2        | Unit      | \$595,000   | 28 Aug 2025 |
|  407/17 Lynch St<br>Hawthorn      | 2        | Apartment | \$545,000   | 28 Aug 2025 |
|  5/94 Liddiard St<br>Hawthorn     | 2        | Apartment | \$640,250   | 25 Aug 2025 |
|  4/109 Riversdale Rd<br>Hawthorn | 2        | Apartment | \$680,000   | 25 Aug 2025 |
|  11/2 Calvin St<br>Hawthorn     | 2        | Apartment | \$724,000   | 19 Aug 2025 |
|  2/162 Barkers Rd<br>HAWTHORN   | 1        | Apartment | \$374,000   | 19 Aug 2025 |
|  87 Haines St<br>Hawthorn       | 3        | House     | \$1,950,000 | 16 Aug 2025 |
|  6/83 Denham St<br>Hawthorn     | 2        | Apartment | \$560,000   | 14 Aug 2025 |
|  501/28 Queens Av<br>Hawthorn   | 2        | Apartment | \$265,000   | 12 Aug 2025 |
|  8/187 Auburn Rd<br>Hawthorn    | 2        | Apartment | \$645,000   | 09 Aug 2025 |

## HAWTHORN SUBURB REPORT

| Address  | Bedrooms | Type             | Price       | Sold        |
|--|----------|------------------|-------------|-------------|
|  1/12 Lawes St<br>Hawthorn          | 2        | Apartment        | \$605,000   | 08 Aug 2025 |
|  11/50 Morang Rd<br>Hawthorn        | 2        | Unit             | \$640,000   | 06 Aug 2025 |
|  20/64-66 Riversdale Rd<br>Hawthorn | 2        | Apartment        | \$860,000   | 02 Aug 2025 |
|  8/70 Auburn Rd<br>Hawthorn         | 3        | Townhouse        | \$1,275,000 | 29 Jul 2025 |
|  7/40 Wattle Rd<br>Hawthorn        | 3        | Townhouse        | \$1,499,000 | 26 Jul 2025 |
|  10/570 Glenferrie Rd<br>Hawthorn | 1        | Apartment        | \$415,500   | 25 Jul 2025 |
|  307/311 Burwood Rd<br>Hawthorn   | 2        | Apartment        | \$581,000   | 22 Jul 2025 |
|  1/18 Riversdale Rd<br>Hawthorn   | 2        | Apartment        | \$995,000   | 22 Jul 2025 |
|  4/20 Launder St<br>Hawthorn      | 2        | Apartment        | \$578,000   | 19 Jul 2025 |
|  5/31 Kinkora Rd<br>Hawthorn      | 1        | Strata Unit/Flat | \$565,000   | 19 Jul 2025 |

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| Address   | Bedrooms | Type             | Price     | Sold        |
|---|----------|------------------|-----------|-------------|
|  203/862 Glenferrie Rd<br>Hawthorn | 2        | Strata Unit/Flat | \$360,000 | 18 Jul 2025 |
|  209/6 Lisson Gr<br>Hawthorn       | 2        | Apartment        | \$675,000 | 17 Jul 2025 |
|  105/1 Cook St<br>Hawthorn         | 3        | Strata Unit/Flat | \$710,000 | 15 Jul 2025 |
|  208/2 Tweed St<br>Hawthorn        | 2        | Apartment        | \$495,000 | 12 Jul 2025 |
|  403/80 Lynch St<br>Hawthorn      | 1        | Apartment        | \$430,000 | 12 Jul 2025 |
|  1/74-76 Auburn Rd<br>Hawthorn   | 2        | Apartment        | \$600,000 | 10 Jul 2025 |
|  91 Church St<br>Hawthorn        | 2        | House            | \$950,000 | 10 Jul 2025 |
|  5/127 Riversdale Rd<br>Hawthorn | 2        | Unit             | \$535,000 | 10 Jul 2025 |
|  3/124b Barkers Rd<br>Hawthorn   | 2        | Apartment        | \$545,000 | 10 Jul 2025 |
|  1/2 Brook St<br>Hawthorn        | 1        | Apartment        | \$505,000 | 10 Jul 2025 |



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

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Data is current as of PDF generation date 01/09/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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