



**WE
KNOW
HAW-
THORN
EAST**

SUBURB PROFILE



motionproperty

HAWTHORN EAST



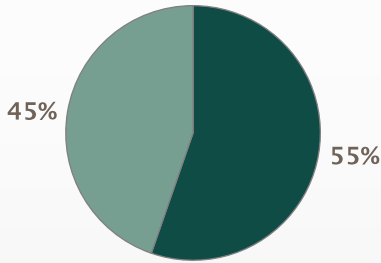
7.9km
Distance from GPO



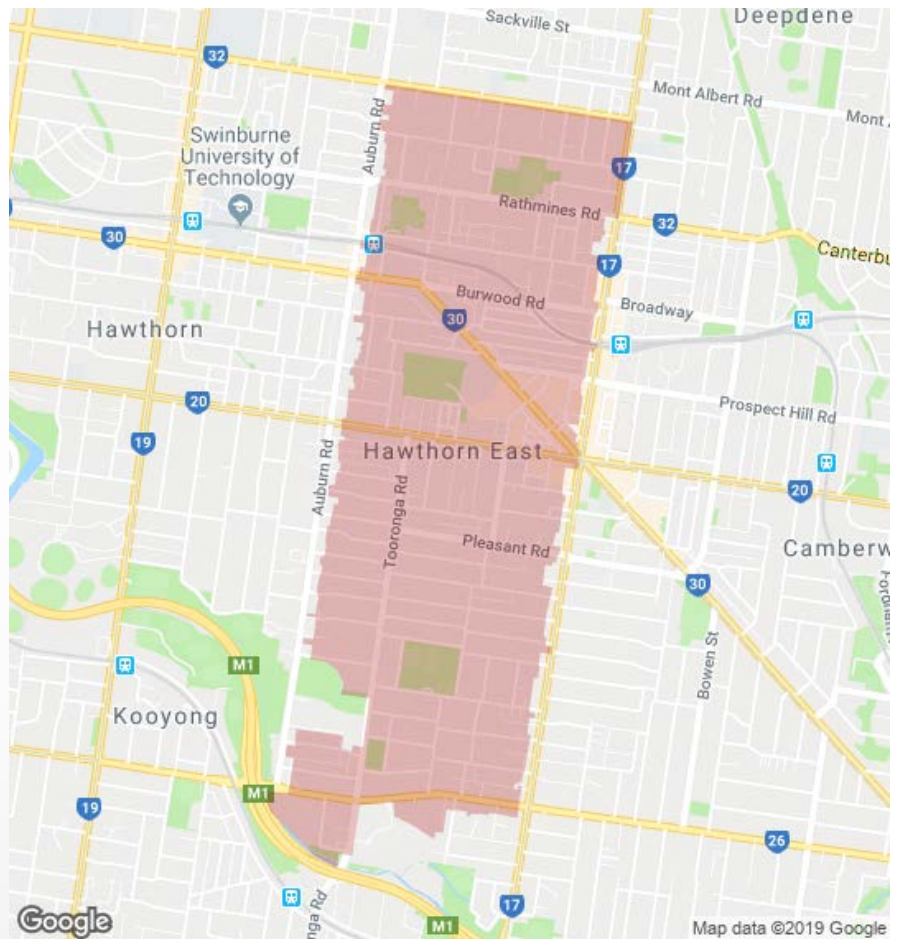
14.3k
Population
↑9.2%
5 year population change



11 years
Average length of ownership



■ Owner Occupiers ■ Renters



The size of Hawthorn East is approximately 3.5 square kilometres. It has 6 parks covering nearly 6% of total area. The population of Hawthorn East in 2011 was 13,101 people. By 2016 the population was 14,306 showing a population growth of 9.2% in the area during that time. The predominant age group in Hawthorn East is 20-29 years. Households in Hawthorn East are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Hawthorn East work in a professional occupation. In 2011, 59% of the homes in Hawthorn East were owner-occupied compared with 53.1% in 2016. Currently the median sales price of houses in the area is \$1,970,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



2,965

116

\$1,769,285

25



4,288

167

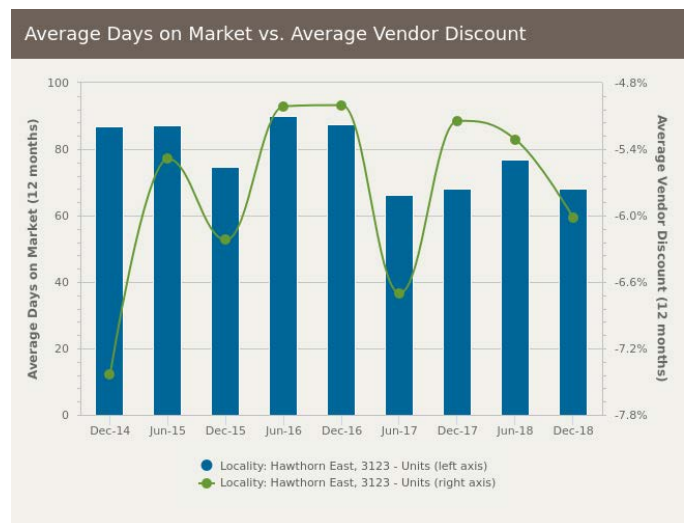
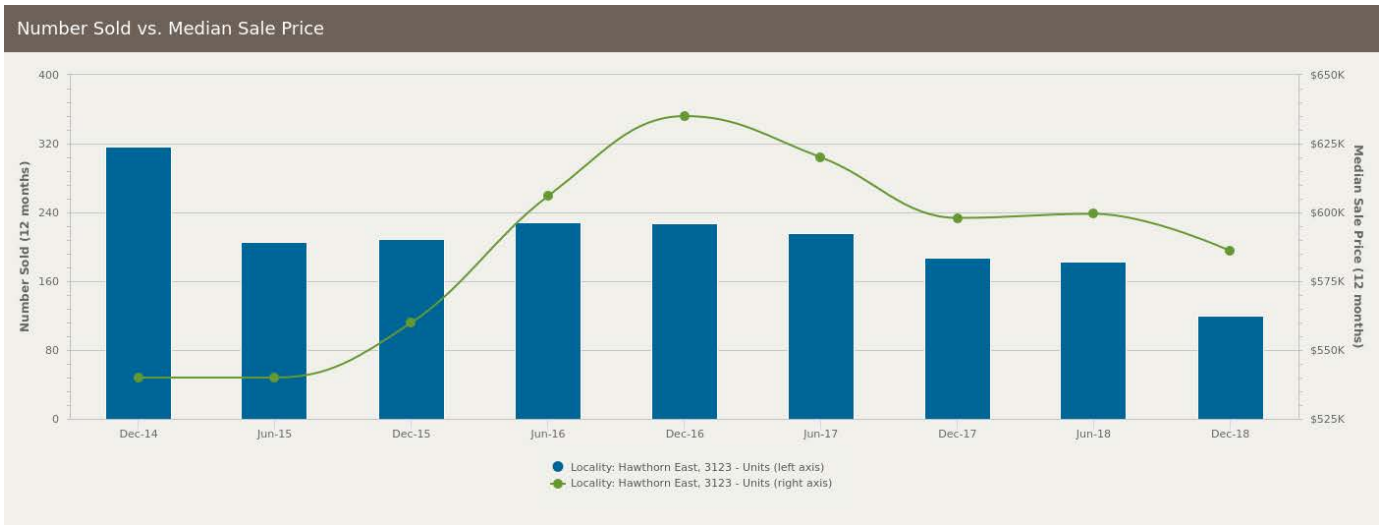
\$598,157

126

*Total number of unique properties listed for sale over the past 12 months.



UNITS: FOR SALE



\$\$\$

Upper Quartile Price*

\$790,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$586,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$430,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period



UNITS: MARKET ACTIVITY SNAPSHOT

ON THE MARKET

33

1
BEDROOMS



12 Albert Street Hawthorn East VIC 3123

Listed on 15 Mar 2019
Not Disclosed



306/138 Camberwell Road Hawthorn East VIC 3123

Listed on 15 Mar 2019
\$520,000



RECENTLY SOLD

14



213/20 Camberwell Road Hawthorn East VIC 3123

Sold on 26 Feb 2019
\$380,000*



10/82 Campbell Road Hawthorn East VIC 3123

Sold on 20 Feb 2019
\$335,000*



63

2
BEDROOMS



12/307 Riversdale Road Hawthorn East VIC 3123

Listed on 18 Mar 2019
For Sale - \$425,000



21/88-92 Victoria Road Hawthorn East VIC 3123

Listed on 18 Mar 2019
\$639,000



4/6 Beaconsfield Road Hawthorn East VIC 3123

Sold on 16 Mar 2019
\$752,500*



2/1 Linton Court Hawthorn East VIC 3123

Sold on 02 Mar 2019
\$742,000*



27

3
BEDROOMS



29 Clifton Road Hawthorn East VIC 3123

Listed on 18 Mar 2019
\$1,695,000



11/11 Mowbray Street Hawthorn East VIC 3123

Listed on 18 Mar 2019
Contact Agent



7



1/745-755 Burwood Road Hawthorn East VIC 3123

Sold on 23 Feb 2019
Not Disclosed



109/102-118 Camberwell Road Hawthorn East VIC

Sold on 14 Feb 2019
\$617,500*

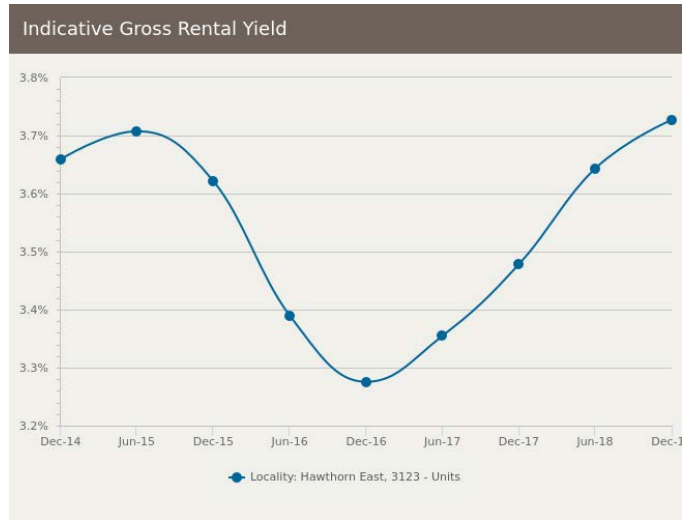
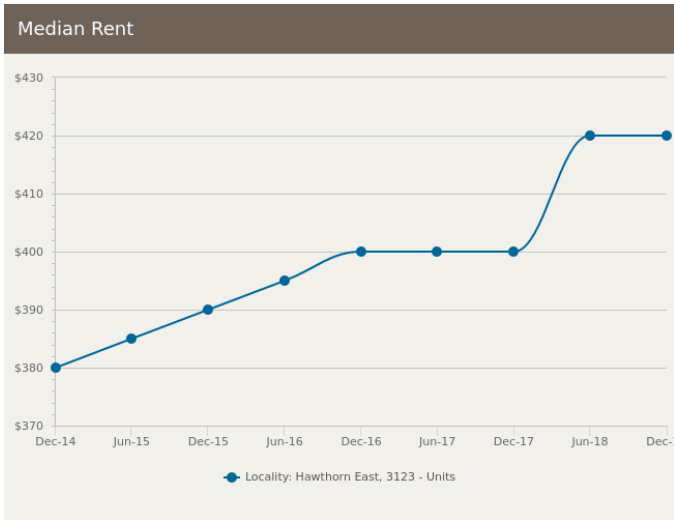


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

27

1
BEDROOMS

<p>12 Albert Street Hawthorn East VIC 3123 Listed on 18 Mar 2019 \$550/W</p> <p> 1 1 2,914m²</p>	<p>207/20 Camberwell Road Hawthorn East VIC 3123 Listed on 18 Mar 2019 \$400/W</p> <p> 1 1 -</p>
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49

2
BEDROOMS

<p>4/4-6 Auburn Grove Hawthorn East VIC 3123 Listed on 18 Mar 2019 \$420/W</p> <p> 1 1 1,231m²</p>	<p>102/28 Auburn Grove Hawthorn East VIC 3123 Listed on 18 Mar 2019 \$550/W</p> <p> 1 1 -</p>
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10

3
BEDROOMS

<p>3/247-249 Riversdale Road Hawthorn East VIC 3123 Listed on 14 Mar 2019 \$585/W</p> <p> 1 1 1,448m²</p>	<p>3/251 Riversdale Road Hawthorn East VIC 3123 Listed on 14 Mar 2019 \$900/W</p> <p> 2 2 -</p>
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= number of units observed as On the Market for Rent within the last month

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