



WE KNOW HAW- THORN

SUBURB PROFILE



motionproperty

HAWTHORN



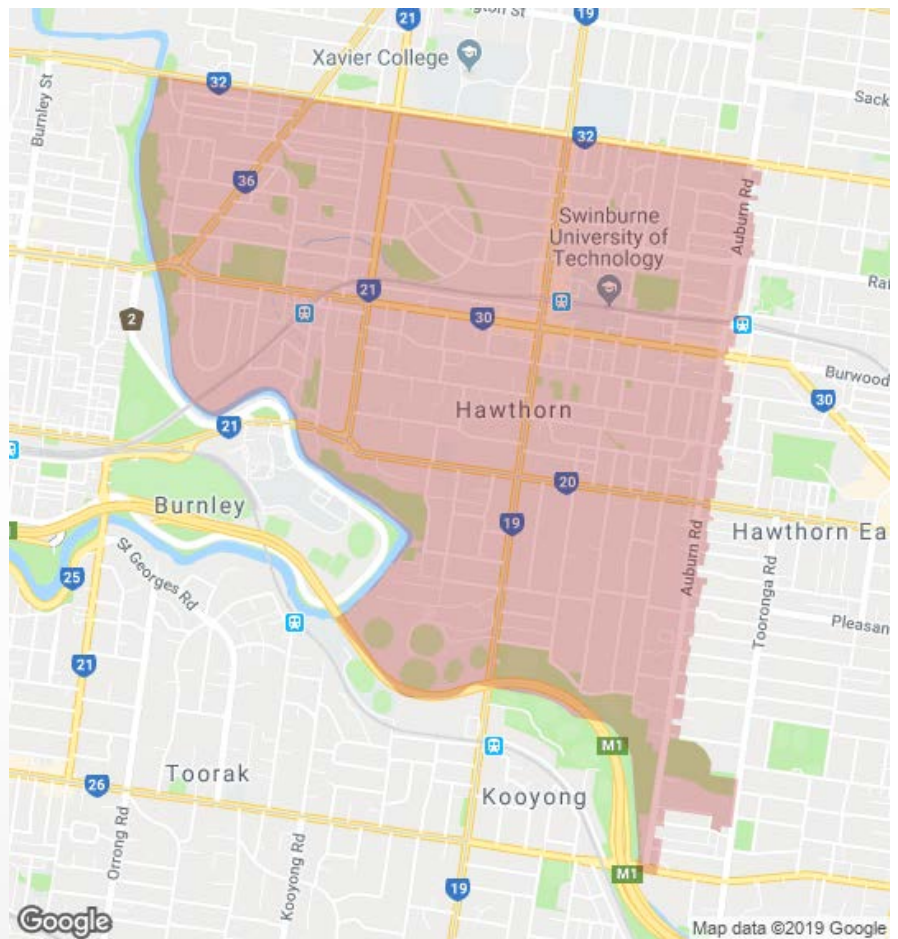
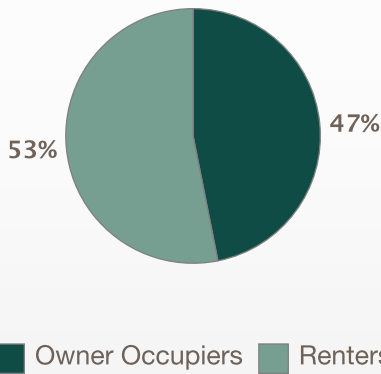
6.3km
Distance from GPO



23.5k
Population
↑11.0%
5 year population change



11 years
Average length of ownership



The size of Hawthorn is approximately 5.9 square kilometres. It has 25 parks covering nearly 8.3% of total area. The population of Hawthorn in 2011 was 21,177 people. By 2016 the population was 23,512 showing a population growth of 11.0% in the area during that time. The predominant age group in Hawthorn is 20-29 years. Households in Hawthorn are primarily childless couples and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Hawthorn work in a professional occupation. In 2011, 47.6% of the homes in Hawthorn were owner-occupied compared with 45.9% in 2016. Currently the median sales price of houses in the area is \$1,683,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



3,924

147

\$1,836,261

40



8,645

374

\$519,329

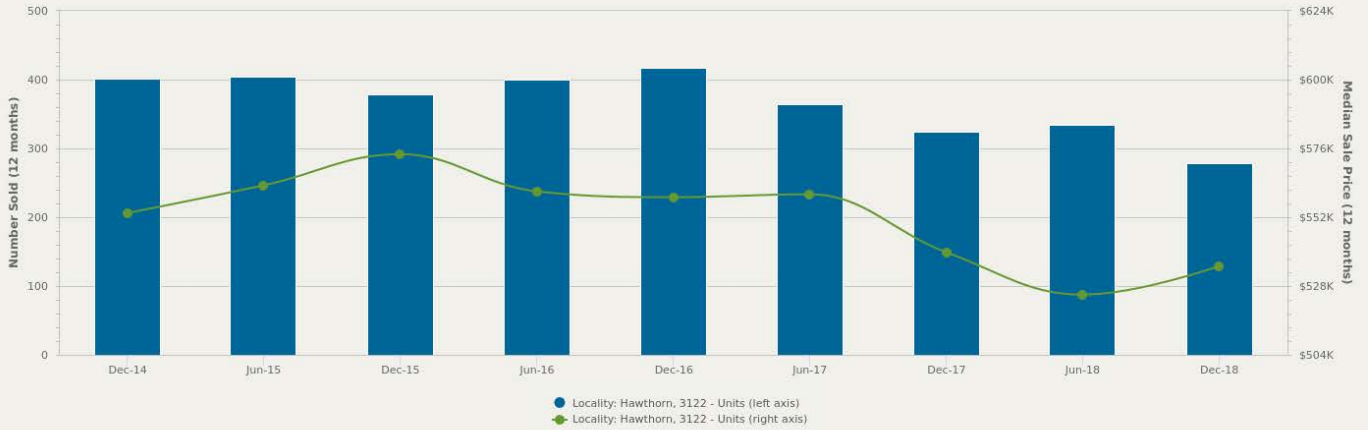
191

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

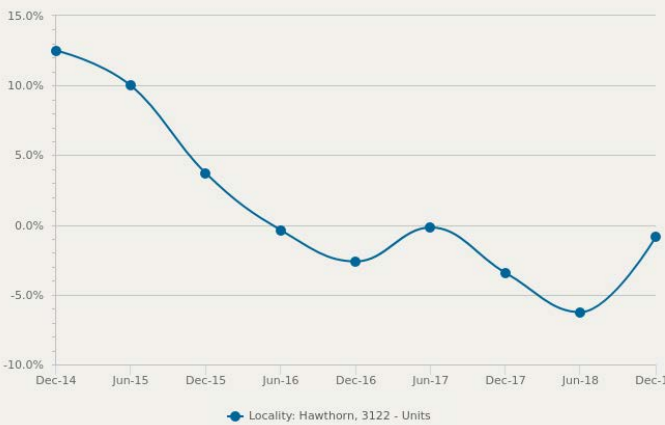


UNITS: FOR SALE

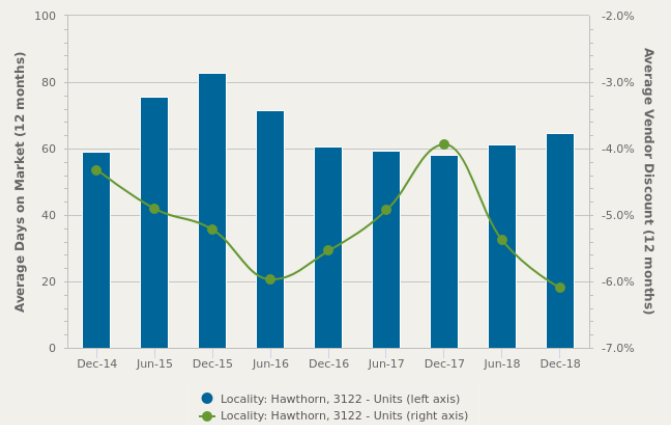
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$660,750

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

\$\$

Median Price*

\$535,000

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*

\$406,275

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

75

1
BEDROOMS



**22/89-91 Denham Street
Hawthorn VIC 3122**

Listed on 18 Mar 2019
\$300,000 - \$330,000



**504/1-5 Queens Avenue
Hawthorn VIC 3122**

Listed on 18 Mar 2019
\$150,000 to \$165,000



RECENTLY SOLD

49



**217/2 Golding Street
Hawthorn VIC 3122**

Sold on 19 Mar 2019
Not Disclosed



**1/64-66 Riversdale Road
Hawthorn VIC 3122**

Sold on 16 Mar 2019
Not Disclosed



74

2
BEDROOMS



**404/121 Power Street
Hawthorn VIC 3122**

Listed on 19 Mar 2019
\$540,000



**1102/377-383 Burwood Road
Hawthorn VIC 3122**

Listed on 18 Mar 2019
FOR SALE \$535,000



**1/73 Riversdale Road
Hawthorn VIC 3122**

Sold on 16 Mar 2019
Not Disclosed



**14/28 Pine Street Hawthorn
VIC 3122**

Sold on 16 Mar 2019
\$715,000*



35

3
BEDROOMS



**2/1A Lisson Grove Hawthorn
VIC 3122**

Listed on 16 Mar 2019
Private Negotiation



**113/200 Burwood Road
Hawthorn VIC 3122**

Listed on 15 Mar 2019
Not Disclosed



16



**2/19 Power Street Hawthorn
VIC 3122**

Sold on 02 Mar 2019
\$1,210,000*



**4/39 Wattle Road Hawthorn
VIC 3122**

Sold on 23 Feb 2019
\$1,420,000*

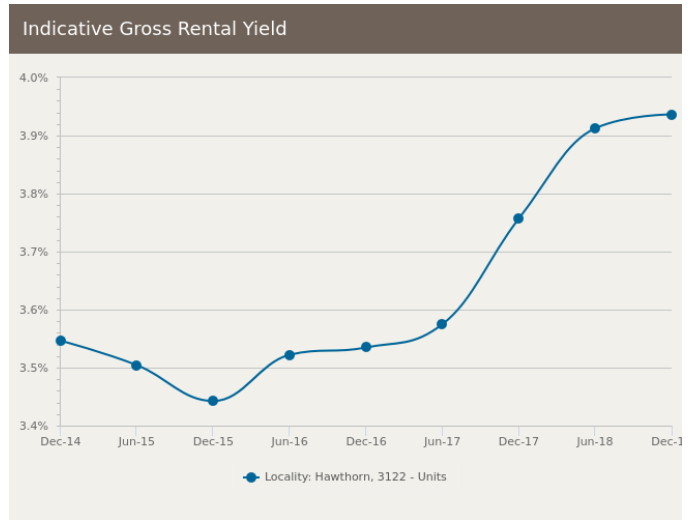
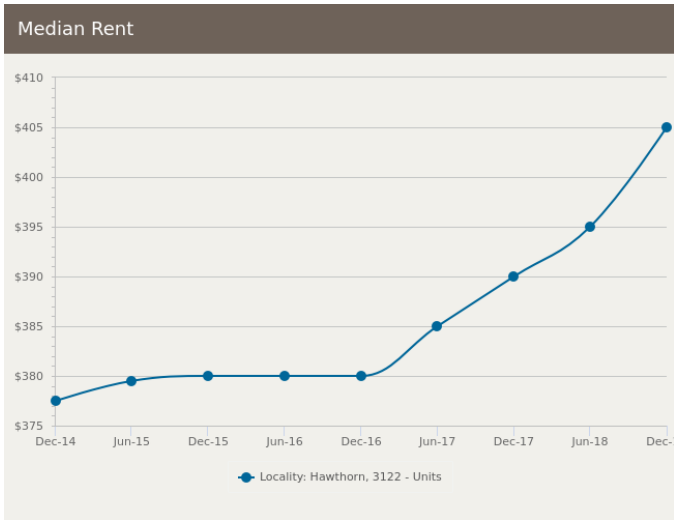


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

90

1
BEDROOMS

<p>14/162 Barkers Road Hawthorn VIC 3122 Listed on 18 Mar 2019 \$360/W</p> <p> 1 1 1,081m²</p>	<p>6/10 Brook Street Hawthorn VIC 3122 Listed on 18 Mar 2019 \$305/W</p> <p> 1 1 1,054m²</p>
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110

2
BEDROOMS

<p>9/66 Auburn Road Hawthorn VIC 3122 Listed on 18 Mar 2019 \$450/W</p> <p> 1 1 1,075m²</p>	<p>2/98 Auburn Road Hawthorn VIC 3122 Listed on 18 Mar 2019 \$550/W</p> <p> 2 1 -</p>
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16

3
BEDROOMS

<p>22/70A Church Street Hawthorn VIC 3122 Listed on 18 Mar 2019 \$650/W</p> <p> 1 1 3,731m²</p>	<p>102/77 Riversdale Road Hawthorn VIC 3122 Listed on 18 Mar 2019 \$1,250/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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