

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

G01B/55 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

LG14/55 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$650,000	19-Jan-25
214/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$640,000	11-May-25
311/102-118 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$605,000	05-Apr-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 July 2025



**LG14/55 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$650,000** Sold Date **19-Jan-25**

Distance **0.05km**



**214/38 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$640,000** Sold Date **11-May-25**

Distance **0.07km**



**311/102-118 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$605,000** Sold Date **05-Apr-25**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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