

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

303/38 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$585,000

&

\$625,000

Median sale price

Median price \$621,000

Property Type Unit

Suburb Hawthorn East

Period - From 19/03/2025

to

18/03/2026

Source

Property Data

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 six 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
1	4/38 Camberwell Rd HAWTHORN EAST 3123	\$640,000	13/12/2025
2	G01/35 Camberwell Rd HAWTHORN EAST 3123	\$600,000	21/11/2025
3	412/20 Camberwell Rd HAWTHORN EAST 3123	\$630,000	17/10/2025

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 six months.~~

This Statement of Information was prepared on:

19/03/2026 16:44



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$585,000 - \$625,000
Median Unit Price
19/03/2025 - 18/03/2026: \$621,000

Comparable Properties



4/38 Camberwell Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments



Price: \$640,000
Method: Private Sale
Date: 13/12/2025
Property Type: Apartment



G01/35 Camberwell Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments



Price: \$600,000
Method: Private Sale
Date: 21/11/2025
Property Type: Apartment



412/20 Camberwell Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments



Price: \$630,000
Method: Private Sale
Date: 17/10/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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