

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

111/38 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$425,000 & \$450,000

Median sale price

Median price \$593,250 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2025 to 31/03/2025 Source REIV

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	G13/35 Camberwell Rd HAWTHORN EAST 3123	\$485,000	06/05/2025
2	409/138 Camberwell Rd HAWTHORN EAST 3123	\$480,000	17/04/2025
3	UG24B/35 Camberwell Rd HAWTHORN EAST 3123	\$420,000	11/03/2025

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:

15/05/2025 13:45



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$425,000 - \$450,000

Median Unit Price

March quarter 2025: \$593,250

Comparable Properties



G13/35 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$485,000

Method: Private Sale

Date: 06/05/2025

Property Type: Apartment



409/138 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$480,000

Method: Private Sale

Date: 17/04/2025

Property Type: Apartment



UG24B/35 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

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 1

Price: \$420,000

Method: Private Sale

Date: 11/03/2025

Property Type: Apartment

Land Size: 60 sqm approx

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