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 betweer | \$425,000 | | & | | \$450,000 | | | | | |
| Median sale p | rice | | | | | | | | | |
| Median price | \$593,250 | Pro | operty Type | Unit | | | Suburb | Hawthorn East | | |
| Period - From | 01/01/2025 | to | 31/03/2025 | | So | urce | 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.

| Ad | dress 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









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 1



Price: \$485,000 Method: Private Sale Date: 06/05/2025 Property Type: Apartment

409/138 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$480,000 Method: Private Sale Date: 17/04/2025 Property Type: Apartment



UG24B/35 Camberwell Rd HAWTHORN EAST 3123 (REI) Agent Comments



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



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