

## 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

214/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Apr 2024

to

31 Mar 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

309/31 QUEENS AVENUE HAWTHORN VIC 3122	\$630,000	05-Mar-25
15/52 SEYMOUR GROVE CAMBERWELL VIC 3124	\$650,000	13-Dec-24
218/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$635,000	22-Oct-24

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 April 2025



**309/31 QUEENS AVENUE  
HAWTHORN VIC 3122**

 2  2  2

Sold Price <sup>RS</sup> **\$630,000** Sold Date **05-Mar-25**

Distance **0.58km**



**15/52 SEYMOUR GROVE  
CAMBERWELL VIC 3124**

 2  2  1

Sold Price **\$650,000** Sold Date **13-Dec-24**

Distance **1.24km**



**218/81 RIVERSDALE ROAD  
HAWTHORN VIC 3122**

 2  2  1

Sold Price **\$635,000** Sold Date **22-Oct-24**

Distance **1.46km**

RS = Recent sale      UN = Undisclosed Sale

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