

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Address
Including suburb and
postcode 119B/35 CAMBERWELL ROAD, HAWTHORN EAST, VIC 3123

Indicative selling price

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

Single price \$752,000

Median sale price

Median price \$630,000

Property type Unit

Suburb HAWTHORN EAST

Period - From 01 January 2023 to 31 December 2023

Source Price Finder

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
827A BURWOOD RD, HAWTHORN EAST, VIC 3123	\$725,000	03/02/2024
404/38 CAMBERWELL RD, HAWTHORN EAST, VIC 3123	\$709,000	21/12/2023
3/247-249 RIVERSDALE RD, HAWTHORN EAST, VIC 3123	\$712,500	07/12/2023

This Statement of Information was prepared on: 09/02/2024