

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

217/20 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$345,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/10/2024

to

31/12/2024

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	107/20 Camberwell Rd HAWTHORN EAST 3123	\$354,000	22/12/2024
2	220/20 Camberwell Rd HAWTHORN EAST 3123	\$315,000	16/12/2024
3	706/32 Lilydale Gr HAWTHORN EAST 3123	\$350,000	16/12/2024

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:

23/02/2025 10:53



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Property Type: Apartment

Agent Comments

Council rate approx. \$721 P.A. Body Corp fees approx. \$4360 PA Built around 2015.

Indicative Selling Price

\$345,000

Median Unit Price

December quarter 2024: \$610,000

Comparable Properties



107/20 Camberwell Rd HAWTHORN EAST 3123 (REI/VG) [Agent Comments](#)

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Price: \$354,000

Method: Private Sale

Date: 22/12/2024

Property Type: Apartment



220/20 Camberwell Rd HAWTHORN EAST 3123 (REI/VG) [Agent Comments](#)

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Price: \$315,000

Method: Private Sale

Date: 16/12/2024

Property Type: Apartment

706/32 Lilydale Gr HAWTHORN EAST 3123 (VG)

[Agent Comments](#)

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Price: \$350,000

Method: Sale

Date: 16/12/2024

Property Type: Strata Unit/Flat

Account - The One Real Estate (AU) | P: 03 7007 5707



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