

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

109/96 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

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

202/706 BURWOOD ROAD HAWTHORN EAST VIC 3123	\$725,000	07-Jan-25
109/102-118 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$760,000	26-Mar-25
8/185 AUBURN ROAD HAWTHORN VIC 3122	\$715,000	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: 04 April 2025



**202/706 BURWOOD ROAD
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price **\$725,000** Sold Date **07-Jan-25**

Distance **0.22km**



**109/102-118 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price ^{RS} **\$760,000** Sold Date **26-Mar-25**

Distance **0.12km**



**8/185 AUBURN ROAD HAWTHORN
VIC 3122**

 2  2  1

Sold Price **\$715,000** Sold Date **22-Oct-24**

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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