

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$425,000

&

\$450,000

### Median sale price

Median price

\$593,250

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/01/2025

to

31/03/2025

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 | 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



1   
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**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   
 1   
 1

**Price:** \$485,000

**Method:** Private Sale

**Date:** 06/05/2025

**Property Type:** Apartment



**409/138 Camberwell Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

1   
 1   
 1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 17/04/2025

**Property Type:** Apartment



**UG24B/35 Camberwell Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

1   
 1   
 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