

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

207/35 Camberwell Road, Hawthorn East VIC 3123

Indicative selling price

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

Range between

\$460,000

&

\$490,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

28/05/2025

to

26/11/2025

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
711/480 Riversdale Road Hawthorn East VIC 3123	\$481,000	23/10/2025
G15/35 Camberwell Road Hawthorn East VIC 3123	\$485,000	03/09/2025
205/28 Auburn Grove Hawthorn East VIC 3123	\$489,000	21/10/2025

This Statement of Information was prepared on:

28/11/2025