

## 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

214/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

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

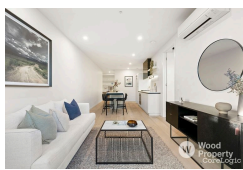
Date of sale

201/31 QUEENS AVENUE HAWTHORN VIC 3122	\$620,000	15-Apr-25
110/92 KINKORA ROAD HAWTHORN VIC 3122	\$647,000	22-Mar-25
2/596 RIVERSDALE ROAD CAMBERWELL VIC 3124	\$620,000	12-Mar-25

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: 24 April 2025



**201/31 QUEENS AVENUE  
HAWTHORN VIC 3122**

2 2 1

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date

**15-Apr-25**

Distance

**0.58km**



**110/92 KINKORA ROAD  
HAWTHORN VIC 3122**

2 2 1

Sold Price

<sup>RS</sup> **\$647,000** <sup>UN</sup>

Sold Date

**22-Mar-25**

Distance

**1.52km**



**2/596 RIVERSDALE ROAD  
CAMBERWELL VIC 3124**

2 1 1

Sold Price

<sup>RS</sup> **\$620,000** <sup>UN</sup>

Sold Date

**12-Mar-25**

Distance

**1.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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