

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

305/20 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Oct 2024

to

30 Sep 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 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

G07/35 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$595,500	07-Aug-25
6/26 AUBURN GROVE HAWTHORN EAST VIC 3123	\$590,000	18-Jun-25
413/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$590,000	30-Apr-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: 13 October 2025



**G07/35 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 2  -  -

Sold Price

\$595,500

Sold Date **07-Aug-25**

Distance

0.16km



**6/26 AUBURN GROVE HAWTHORN
EAST VIC 3123**

 2  1  1

Sold Price

\$590,000

Sold Date **18-Jun-25**

Distance

0.15km



**413/138 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price

Sold Date **30-Apr-25**

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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