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

6/102-118 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	\$770,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$605,000	Prop	erty type		Unit	Suburb	Hawthorn East
Period-from	01 Aug 2024	to	31 Jul 2	025	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
109/102-118 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$760,000	26-Mar-25
109/96 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$730,000	09-May-25
416/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$775,000	24-May-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: 06 August 2025



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109/102-118 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

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Sold Price

\$760,000 Sold Date 26-Mar-25

Distance

0km



109/96 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

Sold Price

\$730,000 Sold Date 09-May-25

Distance 0.12km



416/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

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Sold Price

\$775,000 Sold Date **24-May-25**

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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