

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

G01B/55 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

\$620,000

&

\$680,000

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

509/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

\$680,000

19-Mar-25

202/706 BURWOOD ROAD HAWTHORN EAST VIC 3123

\$725,000

07-Jan-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: 17 April 2025



**509/138 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price

^{RS} **\$680,000**

Sold Date

19-Mar-25

Distance

0.44km



**202/706 BURWOOD ROAD
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price

\$725,000

Sold Date

07-Jan-25

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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