

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

G15/35 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

\$475,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jul 2024

to

30 Jun 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

1/3 BROOKFIELD COURT HAWTHORN EAST VIC 3123	\$505,000	20-May-25
4/3 BROOKFIELD COURT HAWTHORN EAST VIC 3123	-	05-Jun-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 July 2025



**1/3 BROOKFIELD COURT
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$505,000** Sold Date **20-May-25**

Distance **1.07km**



**4/3 BROOKFIELD COURT
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price ^{RS UN} Sold Date **05-Jun-25**

Distance **1.07km**

RS = Recent sale UN = Undisclosed Sale

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