

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

7/84 Campbell Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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 six 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	16/133-135 Riversdale Rd HAWTHORN 3122	\$410,000	04/07/2025
2	5/563 Glenferrie Rd HAWTHORN 3122	\$415,000	23/06/2025
3	6/330 Riversdale Rd HAWTHORN EAST 3123	\$395,000	07/06/2025

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 six months.~~

This Statement of Information was prepared on:

05/08/2025 08:52

7/84 Campbell Road, Hawthorn East Vic 3123

JellisCraig

James Fitzpatrick

03 9810 5000

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jamesfitzpatrick@jelliscraig.com.au

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

Year ending June 2025: \$590,000

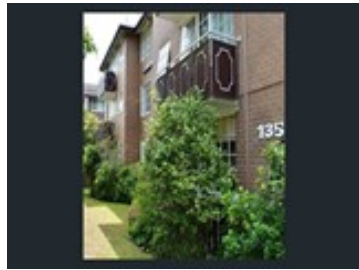


1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



16/133-135 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 04/07/2025

Property Type: Apartment



5/563 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$415,000

Method: Private Sale

Date: 23/06/2025

Property Type: Apartment



6/330 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

1 1 1

Price: \$395,000

Method: Private Sale

Date: 07/06/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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