

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

213/102 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$600,000 & \$660,000

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	11/85 Pleasant Rd HAWTHORN EAST 3123	\$672,500	02/07/2025
2	214/38 Camberwell Rd HAWTHORN EAST 3123	\$640,000	28/05/2025
3	311/102 Camberwell Rd HAWTHORN EAST 3123	\$605,000	05/04/2025

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:

08/07/2025 10:21



2
 2
 2

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending June 2025: \$590,000

Comparable Properties



11/85 Pleasant Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2
 2
 1

Price: \$672,500

Method: Sold Before Auction

Date: 02/07/2025

Property Type: Apartment



214/38 Camberwell Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments

2
 2
 1

Price: \$640,000

Method: Private Sale

Date: 28/05/2025

Property Type: Apartment



311/102 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2
 2
 1

Price: \$605,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999



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