Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 504/138 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$350,000		&		\$375,000			
Median sale p	rice							
Median price	\$584,000	Pro	operty Type	Unit			Suburb	Hawthorn East
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	113/20 Camberwell Rd HAWTHORN EAST 3123	\$385,000	16/06/2025
2	210/102 Camberwell Rd HAWTHORN EAST 3123	\$380,000	08/05/2025
3	607/1 Porter St HAWTHORN EAST 3123	\$350,000	16/04/2025

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:

23/07/2025 11:26



JellisCraig



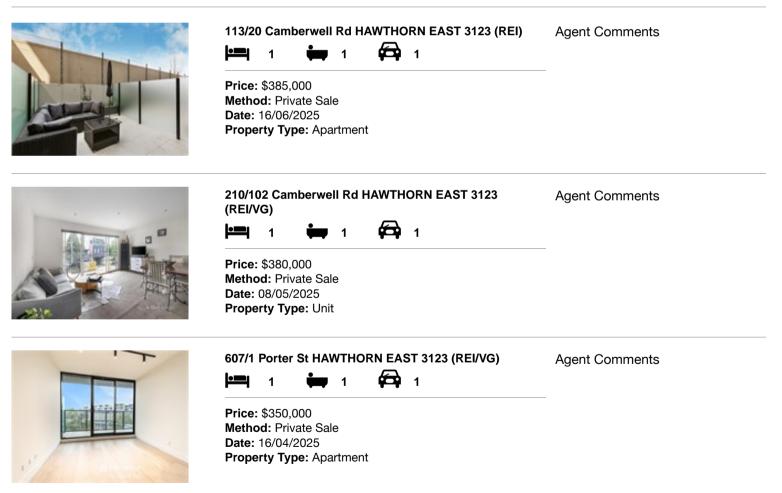


Property Type: Apartment Agent Comments

Sam Babalis 8841 4888 0419513197 sambabalis@jelliscraig.com.au

> Indicative Selling Price \$350,000 - \$375,000 Median Unit Price June quarter 2025: \$584,000

Comparable Properties



Account - Jellis Craig | P: 03 8841 4888



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