

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

223/138 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$470,000 & \$495,000

Median sale price

Median price \$590,500 Property Type Unit Suburb Hawthorn East

Period - From 28/07/2024 to 27/07/2025 Source Property Data

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	5/127 Riversdale Rd HAWTHORN 3122	\$535,000	10/07/2025
2	6/36 Auburn Gr HAWTHORN EAST 3123	\$525,000	01/07/2025
3	10/5 Stanley Av HAWTHORN EAST 3123	\$482,500	06/06/2025

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:

28/07/2025 17:39



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$470,000 - \$495,000
Median Unit Price
28/07/2024 - 27/07/2025: \$590,500

Comparable Properties



5/127 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

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Price: \$535,000
Method: Private Sale
Date: 10/07/2025
Property Type: Unit



6/36 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$525,000
Method: Private Sale
Date: 01/07/2025
Property Type: Apartment



10/5 Stanley Av HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$482,500
Method: Private Sale
Date: 06/06/2025
Property Type: Apartment