

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

103/55 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$670,000

&

\$730,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

17/06/2024

to

16/06/2025

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	16/40 Harold St HAWTHORN EAST 3123	\$735,000	07/05/2025
2	116/35 Camberwell Rd HAWTHORN EAST 3123	\$687,500	07/04/2025
3	509/138 Camberwell Rd HAWTHORN EAST 3123	\$680,000	19/03/2025

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:

17/06/2025 10:24



2 2 1

Rooms: 1
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median Unit Price
17/06/2024 - 16/06/2025: \$600,000

Comparable Properties



16/40 Harold St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 2 1

Price: \$735,000
Method: Private Sale
Date: 07/05/2025
Property Type: Apartment



116/35 Camberwell Rd HAWTHORN EAST 3123 (REI/VG) **Agent Comments**

2 2 1

Price: \$687,500
Method: Private Sale
Date: 07/04/2025
Property Type: Apartment



509/138 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 2 1

Price: \$680,000
Method: Private Sale
Date: 19/03/2025
Property Type: Apartment