# 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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$670,000		8		\$730,000			
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Hawthorn East
Period - From	17/06/2024	to	16/06/2025		So	ource	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.

Ade	dress 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





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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)



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

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



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



509/138 Camberwell Rd HAWTHORN EAST 3123 (REI)

2 2

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Agent Comments

Agent Comments



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

#### Account - Belle Property Glen Iris | P: 03 98181888



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