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	207/35 Camberwell Road, Hawthorn East VIC 3123

Indicative selling price

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

Range between $440,000 & $460,000

Median sale price

Median price $650,000 Property Type Unit Suburb Hawthorn East

Period - From 25/09/2025 to 24/03/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
211/38 Camberwell Road Hawthorn East VIC 3123	$462,500	24/02/2026
205/28 Auburn Grove Hawthorn East VIC 3123	$489,000	14/10/2025
123/138 Camberwell Road Hawthorn East VIC 3123	$460,000	12/12/2025

This Statement of Information was prepared on: 25/03/2026