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	215/35 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,220,000 & $1,290,000

Median sale price

Median price $2,540,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2025 to 30/09/2025 Source 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.

	Address of comparable property	Price	Date of sale
1	101/402 Riversdale Rd HAWTHORN EAST 3123	$1,310,000	01/08/2025
2	UG17B/35 Camberwell Rd HAWTHORN EAST 3123	$1,250,000	24/07/2025
3	303/553 Burke Rd CAMBERWELL 3124	$1,250,000	29/05/2025

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: 07/10/2025 11:43

215/35 Camberwell Road, Hawthorn East Vic 3123

JellisCraig



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

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Indicative Selling Price
$1,220,000 - $1,290,000
Median House Price
September quarter 2025: $2,540,000

Comparable Properties



101/402 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

3 2 2

Agent Comments

Price: $1,310,000
Method: Private Sale
Date: 01/08/2025
Property Type: Apartment



UG17B/35 Camberwell Rd HAWTHORN EAST 3123 (REI)

3 3 2

Agent Comments

Price: $1,250,000
Method: Private Sale
Date: 24/07/2025
Property Type: Apartment
Land Size: 155 sqm approx



303/553 Burke Rd CAMBERWELL 3124 (REI/VG)

3 2 3

Agent Comments

Price: $1,250,000
Method: Private Sale
Date: 29/05/2025
Property Type: Apartment

REIV THE DIFFERENCE

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