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	206/38 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $520,000 & $550,000

Median sale price

Median price $665,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2025 to 31/12/2025 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	302/80 Lynch St HAWTHORN 3122	$540,000	03/02/2026
2	306/2a Montrose Pl HAWTHORN EAST 3123	$550,000	11/11/2025
3	208/567 Glenferrie Rd HAWTHORN 3122	$535,000	25/10/2025

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: 22/02/2026 17:59

206/38 Camberwell Road, Hawthorn East Vic 3123

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$520,000 - $550,000
Median Unit Price
December quarter 2025: $665,000

Comparable Properties



302/80 Lynch St HAWTHORN 3122 (REI)

2 1 1

Price: $540,000
Method: Private Sale
Date: 03/02/2026
Property Type: Apartment

Agent Comments



306/2a Montrose Pl HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $550,000
Method: Private Sale
Date: 11/11/2025
Property Type: Apartment

Agent Comments



208/567 Glenferrie Rd HAWTHORN 3122 (REI)

2 1 1

Price: $535,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 98305966

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