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	38 Campbell Grove, Hawthorn East VIC 3123

Indicative selling price

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

Range between $2,300,000 & $2,530,000

Median sale price

Median price $2,635,000 Property Type House Suburb Hawthorn East

Period - From 07/11/2025 to 06/05/2026 Source pdol

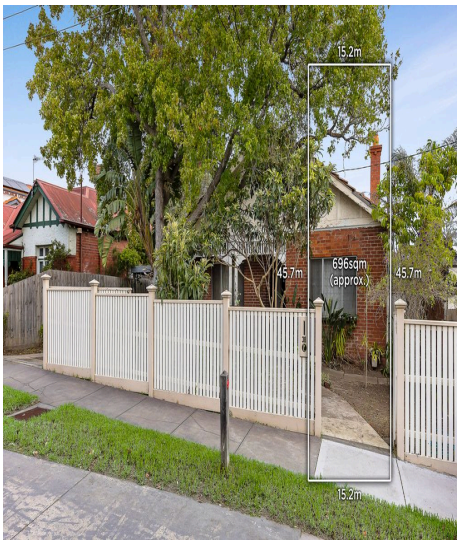
Comparable property sales (*Delete A or B below as applicable)

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
10-12 Campbell Gr, Hawthorn East Vic	$2,750,000	14/03/2026
2 Fletcher St, Hawthorn East Vic	$2,600,000	12/02/2026
317 Auburn Rd, Hawthorn Vic	$2,500,000	22/01/2026

This Statement of Information was prepared on: 07/05/2026

38 Campbell Grove, Hawthorn East VIC 3123



3 1 2

Property Type: House
Davide Lettieri
0388624982
0414 018 707
davide.lettieri@marshallwhite.com.au
Indicative Selling Price
$2,300,000 - $2,530,000
Median House Price
Year ending May 2026: $2,635,000

Comparable Properties



10-12 Campbell Gr, Hawthorn East Vic

4 2 2

Price: $2,750,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House
Land Size:



2 Fletcher St, Hawthorn East Vic

3 1 2

Price: $2,600,000
Method: Sold Before Auction
Date: 12/02/2026
Property Type: House
Land Size:



317 Auburn Rd, Hawthorn Vic

6 3 4

Price: $2,500,000
Method: Private Sale
Date: 22/01/2026
Property Type: House
Land Size: 714 sqm approx

Account - Marshall White - Hawthorn | P: 98229999

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