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	2/63 Campbell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $2,555,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2025 to 30/06/2026 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	8/745-755 Burwood Rd HAWTHORN EAST 3123	$1,110,000	04/07/2026
2	1/19 Clifton Rd HAWTHORN EAST 3123	$1,250,000	26/06/2026
3	2/28 Seymour Gr CAMBERWELL 3124	$1,180,000	21/03/2026

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: 21/08/2026 16:06

2/63 Campbell Road, Hawthorn East Vic 3123



Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending June 2026: $2,555,000

Comparable Properties



8/745-755 Burwood Rd HAWTHORN EAST 3123 (REI)

3 2 1

Price: $1,110,000
Method: Auction Sale
Date: 04/07/2026
Property Type: Townhouse (Res)

Agent Comments



1/19 Clifton Rd HAWTHORN EAST 3123 (REI)

3 2 2

Price: $1,250,000
Method: Private Sale
Date: 26/06/2026
Property Type: Unit

Agent Comments



2/28 Seymour Gr CAMBERWELL 3124 (REI/VG)

3 1 2

Price: $1,180,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit

Agent Comments

Account - Marshall White | P: 03 9822 9999

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