

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

UG24B/35 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2024 to 31/12/2024 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	808/480 Riversdale Rd HAWTHORN EAST 3123	\$415,000	18/01/2025
2	119/81 Riversdale Rd HAWTHORN 3122	\$435,000	07/01/2025
3	404/138 Camberwell Rd HAWTHORN EAST 3123	\$400,000	31/12/2024

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:

27/02/2025 15:53



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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending December 2024: \$600,000



Property Type: Apartment

Land Size: 60 sqm approx

Agent Comments

Comparable Properties



808/480 Riversdale Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 18/01/2025

Property Type: Apartment



119/81 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 07/01/2025

Property Type: Apartment



404/138 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 31/12/2024

Property Type: Apartment

