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	UG17B/35 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price $1,275,000

Median sale price

Median price $1,108,000 Property Type Townhouse Suburb Hawthorn East

Period - From 02/05/2024 to 01/05/2025 Source Property Data

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	204/469 Riversdale Rd HAWTHORN EAST 3123	$1,275,000	14/02/2025
2	LG3/706 Burwood Rd HAWTHORN EAST 3123	$1,270,000	14/01/2025
3	103/439 Camberwell Rd CAMBERWELL 3124	$1,255,000	13/11/2024

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: 02/05/2025 13:28

UG17B/35 Camberwell Road, Hawthorn East Vic 3123

Sarah Risteski
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Indicative Selling Price
$1,275,000
Median Townhouse Price
02/05/2024 - 01/05/2025: $1,108,000



3 + study | 3 | 1

Property Type: Apartment
Land Size: 155 sqm approx

Agent Comments

Comparable Properties



204/469 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

3 | 2 | 2

Agent Comments

Price: $1,275,000
Method: Private Sale
Date: 14/02/2025
Property Type: Unit

LG3/706 Burwood Rd HAWTHORN EAST 3123 (VG)

3 | - | -

Agent Comments

Price: $1,270,000
Method: Sale
Date: 14/01/2025
Property Type: Strata Unit/Flat



103/439 Camberwell Rd CAMBERWELL 3124 (REI/VG)

3 | 2 | 2

Agent Comments

Price: $1,255,000
Method: Private Sale
Date: 13/11/2024
Property Type: Apartment

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