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	58-60 Campbell Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between $2,800,000 & $3,000,000

Median sale price

Median price $2,459,889 Property Type House Suburb Hawthorn East

Period - From 01/07/2024 to 30/09/2024 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	48 Campbell Gr HAWTHORN EAST 3123	$2,765,000	15/10/2024
2	16 Wiseman St HAWTHORN EAST 3123	$2,800,000	21/09/2024
3	1 Russell St CAMBERWELL 3124	$2,800,000	11/09/2024

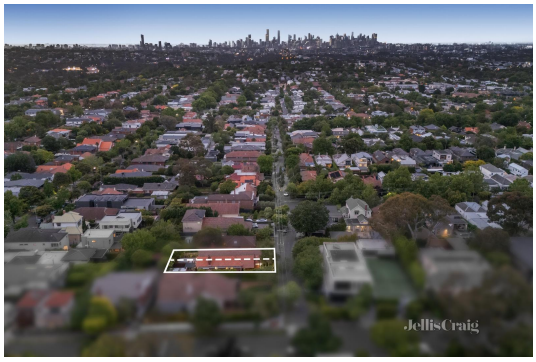
OR

~~**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: 21/11/2024 10:29

58-60 Campbell Grove, Hawthorn East Vic 3123

Campbell Ward
03 9810 5070
0402 124 939
campbellward@jelliscraig.com.au



6 2 2

Property Type: House (Res)
Land Size: 614 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $3,000,000
Median House Price
September quarter 2024: $2,459,889

Comparable Properties



48 Campbell Gr HAWTHORN EAST 3123 (REI)

4 1 -

Price: $2,765,000
Method: Sold Before Auction
Date: 15/10/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



16 Wiseman St HAWTHORN EAST 3123 (REI)

3 1 2

Price: $2,800,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments



1 Russell St CAMBERWELL 3124 (REI)

3 2 3

Price: $2,800,000
Method: Private Sale
Date: 11/09/2024
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments

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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	58 Campbell Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $2,400,000 Property Type House Suburb Hawthorn East

Period - From 01/10/2023 to 30/09/2024 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	23 Bellett St CAMBERWELL 3124	$1,390,000	03/08/2024
2	6a Mount Ida Av HAWTHORN EAST 3123	$1,382,000	17/08/2024
3	8 Mayston St HAWTHORN EAST 3123	$1,350,000	23/10/2024

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: 28/10/2024 17:02

58 Campbell Grove, Hawthorn East Vic 3123

Campbell Ward
03 9810 5070
0402 124 939
campbellward@jelliscraig.com.au



3 1 1

Property Type: House (Res)
Land Size: 307 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
Year ending September 2024: $2,400,000

Please Note: 48 Campbell Grove, Hawthorn East sold for $2,765,000 - 697m2 - 15/10/24

Comparable Properties



23 Bellett St CAMBERWELL 3124 (REI/VG)

3 1 2

Price: $1,390,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 362 sqm approx

Agent Comments



6a Mount Ida Av HAWTHORN EAST 3123 (REI)

2 1 3

Price: $1,382,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 328 sqm approx

Agent Comments



8 Mayston St HAWTHORN EAST 3123 (REI)

2 1 1

Price: $1,350,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: House (Res)

Agent Comments

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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	60 Campbell Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $2,400,000 Property Type House Suburb Hawthorn East

Period - From 01/10/2023 to 30/09/2024 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	39 Munro St HAWTHORN EAST 3123	$1,638,000	25/09/2024
2	11 Warburton Rd CAMBERWELL 3124	$1,485,000	04/09/2024
3	5 Auburn Pde HAWTHORN EAST 3123	$1,450,000	25/07/2024

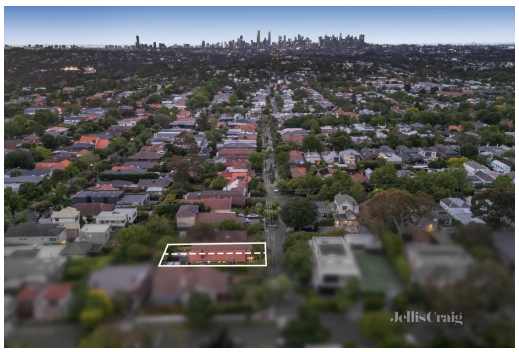
OR

~~**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: 29/10/2024 14:43

60 Campbell Grove, Hawthorn East Vic 3123

Campbell Ward
03 9810 5070
0402 124 939
campbellward@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 304 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending September 2024: $2,400,000

Please Note: 48 Campbell Grove, Hawthorn East sold for $2,765,000 - 697m2 - 15/10/24

Comparable Properties



39 Munro St HAWTHORN EAST 3123 (REI)

4 1 3

Price: $1,638,000
Method: Private Sale
Date: 25/09/2024
Property Type: House (Res)
Land Size: 451.67 sqm approx

Agent Comments



11 Warburton Rd CAMBERWELL 3124 (REI/VG)

3 1 1

Price: $1,485,000
Method: Sold Before Auction
Date: 04/09/2024
Property Type: House (Res)
Land Size: 445 sqm approx

Agent Comments



5 Auburn Pde HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $1,450,000
Method: Sold Before Auction
Date: 25/07/2024
Property Type: House (Res)
Land Size: 239 sqm approx

Agent Comments

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