

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

210/102 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$400,000

Median sale price

Median price

\$593,250

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/01/2025

to

31/03/2025

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	503/1 Porter St HAWTHORN EAST 3123	\$406,000	27/02/2025
2	404/138 Camberwell Rd HAWTHORN EAST 3123	\$400,000	31/12/2024
3	205/828 Burke Rd CAMBERWELL 3124	\$412,000	30/11/2024

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:

09/04/2025 10:33

210/102 Camberwell Road, Hawthorn East Vic 3123



Chris Hingston
03 8539 9025
0419 104 625

chrishingston@jellisrcraig.com.au

Indicative Selling Price

\$400,000

Median Unit Price

March quarter 2025: \$593,250



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



503/1 Porter St HAWTHORN EAST 3123 (REI)

Agent Comments

1 1 1

Price: \$406,000

Method: Private Sale

Date: 27/02/2025

Property Type: Apartment



404/138 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

1 1 1

Price: \$400,000

Method: Private Sale

Date: 31/12/2024

Property Type: Apartment



205/828 Burke Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

1 1 1

Price: \$412,000

Method: Private Sale

Date: 30/11/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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