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	311/102 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $580,000 & $638,000

Median sale price

Median price $610,000 Property Type Unit Suburb Hawthorn East

Period - From 03/02/2024 to 02/02/2025 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	206/567 Glenferrie Rd HAWTHORN 3122	$645,000	28/10/2024
2	201/102 Camberwell Rd HAWTHORN EAST 3123	$618,000	13/10/2024
3	11/109 Riversdale Rd HAWTHORN 3122	$580,000	04/11/2024

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: 03/02/2025 11:02

311/102 Camberwell Road, Hawthorn East Vic 3123



2 2 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$580,000 - $638,000
Median Unit Price
03/02/2024 - 02/02/2025: $610,000

Comparable Properties



206/567 Glenferrie Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $645,000
Method: Sold Before Auction
Date: 28/10/2024
Property Type: Apartment

Agent Comments

201/102 Camberwell Rd HAWTHORN EAST 3123 (VG)

2 - -

Price: $618,000
Method: Sale
Date: 13/10/2024
Property Type: Strata Unit/Flat

Agent Comments



11/109 Riversdale Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $580,000
Method: Private Sale
Date: 04/11/2024
Property Type: Unit

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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