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	2/66 Campbell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

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

Period - From 13/05/2024 to 12/05/2025 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	4/29 Donna Buang St CAMBERWELL 3124	$1,100,000	24/04/2025
2	1/20 Selwood St HAWTHORN EAST 3123	$1,011,000	05/04/2025
3	G08/402 Riversdale Rd HAWTHORN EAST 3123	$1,000,000	08/03/2025

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: 13/05/2025 08:42

2/66 Campbell Road, Hawthorn East Vic 3123

Nelson Alexander



3 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
13/05/2024 - 12/05/2025: $1,108,000

Comparable Properties



4/29 Donna Buang St CAMBERWELL 3124 (REI)

2 1 2

Price: $1,100,000
Method: Private Sale
Date: 24/04/2025
Property Type: Townhouse (Single)

Agent Comments



1/20 Selwood St HAWTHORN EAST 3123 (REI)

3 1 2

Price: $1,011,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)

Agent Comments



G08/402 Riversdale Rd HAWTHORN EAST 3123 (REI)

3 2 2

Price: $1,000,000
Method: Private Sale
Date: 08/03/2025
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

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