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	203/38 Harold Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $420,000 & $450,000

Median sale price

Median price $632,000 Property Type Unit Suburb Hawthorn East

Period - From 01/07/2025 to 30/09/2025 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	211/38 Harold St HAWTHORN EAST 3123	$460,000	26/08/2025
2	111/38 Camberwell Rd HAWTHORN EAST 3123	$452,000	30/05/2025
3	121/102 Camberwell Rd HAWTHORN EAST 3123	$420,000	11/09/2025

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: 27/10/2025 09:30

203/38 Harold Street, Hawthorn East Vic 3123



1 1 1

Property Type: Apartment

Agent Comments

Mackenzie Field
9810 5000
0487 336 490
MackenzieField@jelliscraig.com.au

Indicative Selling Price
$420,000 - $450,000
Median Unit Price
September quarter 2025: $632,000

Comparable Properties



211/38 Harold St HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $460,000
Method: Private Sale
Date: 26/08/2025
Property Type: Apartment

Agent Comments



111/38 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $452,000
Method: Private Sale
Date: 30/05/2025
Property Type: Apartment

Agent Comments



121/102 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $420,000
Method: Private Sale
Date: 11/09/2025
Property Type: Apartment

Agent Comments

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