

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

214/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

201/31 QUEENS AVENUE HAWTHORN VIC 3122	\$620,000	15-Apr-25
110/92 KINKORA ROAD HAWTHORN VIC 3122	\$647,000	22-Mar-25
2/596 RIVERSDALE ROAD CAMBERWELL VIC 3124	\$620,000	12-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 24 April 2025



**201/31 QUEENS AVENUE
HAWTHORN VIC 3122**

 2  2  1

Sold Price ^{RS} **\$620,000** Sold Date **15-Apr-25**

Distance **0.58km**



**110/92 KINKORA ROAD
HAWTHORN VIC 3122**

 2  2  1

Sold Price ^{RS} **\$647,000**^{UN} Sold Date **22-Mar-25**

Distance **1.52km**



**2/596 RIVERSDALE ROAD
CAMBERWELL VIC 3124**

 2  1  1

Sold Price ^{RS} **\$620,000**^{UN} Sold Date **12-Mar-25**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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