

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

304/38 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

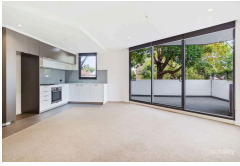
Date of sale

4/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$640,000	14-Dec-25
105/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$665,000	03-Oct-25
207/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$685,000	10-Oct-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: 06 March 2026



**4/38 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price **\$640,000** Sold Date **14-Dec-25**

Distance **0km**



**105/38 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price **\$665,000** Sold Date **03-Oct-25**

Distance **0km**



**207/38 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price **\$685,000** Sold Date **10-Oct-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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