

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

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Aug 2025

to

31 Jul 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

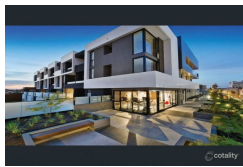
Date of sale

505/20 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$635,000	18-May-26
504/7 MONTROSE STREET HAWTHORN EAST VIC 3123	\$600,000	22-Jun-26
601/7 MONTROSE STREET HAWTHORN EAST VIC 3123	\$600,000	12-Jun-26

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: 13 August 2026



**505/20 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$635,000** Sold Date **18-May-26**

Distance **0.12km**



**504/7 MONTROSE STREET
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$600,000** Sold Date **22-Jun-26**

Distance **0.38km**



**601/7 MONTROSE STREET
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price Sold Date **12-Jun-26**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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