

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

6/102-118 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

\$770,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Aug 2024

to

31 Jul 2025

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

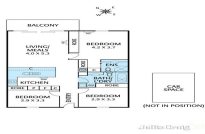
109/102-118 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$760,000	26-Mar-25
109/96 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$730,000	09-May-25
416/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$775,000	24-May-25

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 August 2025

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**109/102-118 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

3 2 1

Sold Price **\$760,000** Sold Date **26-Mar-25**

Distance **0km**



**109/96 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$730,000** Sold Date **09-May-25**

Distance **0.12km**



**416/138 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

3 2 2

Sold Price **\$775,000** Sold Date **24-May-25**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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