

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

202/96 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Oct 2024

to

30 Sep 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

406/200 BURWOOD ROAD HAWTHORN VIC 3122	\$690,000	22-Sep-25
207/1 COOK STREET HAWTHORN VIC 3122	\$742,000	01-Sep-25
109/96 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$730,000	09-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: 07 October 2025


**406/200 BURWOOD ROAD
HAWTHORN VIC 3122**

 2
  2
  -

Sold Price

^{RS} **\$690,000** Sold Date **22-Sep-25**

 Distance **1.94km**

**207/1 COOK STREET HAWTHORN
VIC 3122**

 2
  2
  1

Sold Price

^{RS} **\$742,000** Sold Date **01-Sep-25**

 Distance **1.63km**

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

 2
  2
  1

Sold Price

^{RS} **\$730,000** Sold Date **09-May-25**

 Distance **0km**
RS = Recent sale

UN = Undisclosed Sale

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