

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

214/20 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

\$375,000

&

\$412,500

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

103/20 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$380,000	25-Jul-25
113/20 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$385,000	16-Jun-25
109/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$390,000	31-Jul-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: 17 October 2025



**103/20 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price

\$380,000

Sold Date

25-Jul-25

Distance

0km



**113/20 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price

\$385,000

Sold Date

16-Jun-25

Distance

0km



**109/8 MONTROSE STREET
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price

\$390,000

Sold Date

31-Jul-25

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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