

# 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

10-12 Campbell Grove, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000 & \$2,800,000

### Median sale price

Median price \$2,612,500 Property Type House Suburb Hawthorn East

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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 six 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
1	2 Fletcher St HAWTHORN EAST 3123	\$2,600,000	12/02/2026
2	390 Tooronga Rd HAWTHORN EAST 3123	\$2,650,000	08/11/2025
3			

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 six months.

This Statement of Information was prepared on:

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**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

Year ending December 2025: \$2,612,500



**Property Type:**

Agent Comments

## Comparable Properties



**2 Fletcher St HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$2,600,000

**Method:** Sold Before Auction

**Date:** 12/02/2026

**Property Type:** House (Res)



**390 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



**Price:** \$2,650,000

**Method:** Sold Before Auction

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 920 sqm approx

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 six months.

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