

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

38 Campbell Grove, Hawthorn East VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,500,000

&

\$2,750,000

Median sale price

Median price

\$2,635,000

Property Type

House

Suburb

Hawthorn East

Period - From

20/10/2025

to

19/04/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10-12 Campbell Gr, Hawthorn East Vic	\$2,750,000	14/03/2026
2 Fletcher St, Hawthorn East Vic	\$2,600,000	12/02/2026
317 Auburn Rd, Hawthorn Vic	\$2,500,000	22/01/2026

This Statement of Information was prepared on:

20/04/2026

38 Campbell Grove, Hawthorn East VIC 3123



3 1 2

Property Type: House

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Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

Year ending April 2026: \$2,635,000

Comparable Properties



10-12 Campbell Gr, Hawthorn East Vic

4 2 2

Price: \$2,750,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House

Land Size:



2 Fletcher St, Hawthorn East Vic

3 1 2

Price: \$2,600,000

Method: Sold Before Auction

Date: 12/02/2026

Property Type: House

Land Size:



317 Auburn Rd, Hawthorn Vic

6 3 4

Price: \$2,500,000

Method: Private Sale

Date: 22/01/2026

Property Type: House

Land Size: 714 sqm approx

Account - Marshall White - Hawthorn | P: 98229999