

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

58 Campbell Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,800,000

&

\$3,080,000

Median sale price

Median price \$2,480,000

Property Type House

Suburb Hawthorn East

Period - From 27/05/2025

to

26/05/2026

Source Property Data

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	190 Auburn Rd HAWTHORN 3122	\$2,730,000	16/05/2026
2	27A Fermanagh Rd CAMBERWELL 3124	\$3,050,000	06/05/2026
3	17 Allenby Rd CANTERBURY 3126	\$2,830,000	16/03/2026

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:

27/05/2026 06:39

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Indicative Selling Price

\$2,800,000 - \$3,080,000

Median House Price

27/05/2025 - 26/05/2026: \$2,480,000



4 3 2

Property Type: House

Land Size: 307 sqm approx

Agent Comments

Comparable Properties



190 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

4 3 1

Price: \$2,730,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)



27A Fermanagh Rd CAMBERWELL 3124 (REI)

Agent Comments

5 4 2

Price: \$3,050,000

Method: Sold Before Auction

Date: 06/05/2026

Property Type: House (Res)



17 Allenby Rd CANTERBURY 3126 (REI/VG)

Agent Comments

3 2 2

Price: \$2,830,000

Method: Private Sale

Date: 16/03/2026

Property Type: House

Land Size: 417 sqm approx

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