

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

31 Hawdon Street, Eaglemont Vic 3084

Indicative selling price

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

Range between

\$2,950,000

&

\$3,200,000

Median sale price

Median price

\$2,390,000

Property Type

House

Suburb

Eaglemont

Period - From

28/07/2024

to

27/07/2025

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 | 46 The Eyrie EAGLEMONT 3084 | \$3,420,000 | 23/07/2025 |
| 2 | 16 Hartlands Rd IVANHOE EAST 3079 | \$2,940,000 | 28/06/2025 |
| 3 | 6 Ashby Gr EAGLEMONT 3084 | \$3,210,000 | 21/01/2025 |

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:

28/07/2025 12:54

Maggie Sun

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Indicative Selling Price

\$2,950,000 - \$3,200,000

Median House Price

28/07/2024 - 27/07/2025: \$2,390,000



4
 2
 2

Property Type: House

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



46 The Eyrie EAGLEMONT 3084 (REI)

Agent Comments

3
 2
 2

Price: \$3,420,000

Method: Private Sale

Date: 23/07/2025

Property Type: House (Res)

Land Size: 920 sqm approx



16 Hartlands Rd IVANHOE EAST 3079 (REI)

Agent Comments

3
 2
 2

Price: \$2,940,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 920 sqm approx



6 Ashby Gr EAGLEMONT 3084 (REI/VG)

Agent Comments

4
 2
 2

Price: \$3,210,000

Method: Sold Before Auction

Date: 21/01/2025

Rooms: 5

Property Type: House (Res)

Land Size: 974 sqm approx

Account - VICPROP | P: 03 8888 1011