

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 \$3,180,000 & \$3,480,000

Median sale price

Median price \$2,435,750 Property Type House Suburb Eaglemont

Period - From 01/04/2024 to 31/03/2025 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	43 Hopetoun Gr EAGLEMONT 3084	\$3,780,000	18/04/2025
2	43 The Righi EAGLEMONT 3084	\$3,400,000	03/04/2025
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:

14/06/2025 10:50

Maggie Sun
0425 790 930
0425 790 930
Maggie.Sun@vicprop.com.au



4 2 2

Property Type: House
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price
\$3,180,000 - \$3,480,000
Median House Price
Year ending March 2025: \$2,435,750

Comparable Properties



43 Hopetoun Gr EAGLEMONT 3084 (REI)

Agent Comments

4 3 3

Price: \$3,780,000
Method: Private Sale
Date: 18/04/2025
Rooms: 8
Property Type: House (Res)
Land Size: 1022 sqm approx



43 The Righi EAGLEMONT 3084 (REI)

Agent Comments

5 3 4

Price: \$3,400,000
Method: Sold Before Auction
Date: 03/04/2025
Property Type: House (Res)
Land Size: 822 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