#### 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	31 Hawdon Street, Eaglemont Vic 3084
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$3,180,000 & \$3,480,000	Range between	\$3,180,000	&	\$3,480,000
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#### Median sale price

Median price	\$2,435,750	Pro	perty 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

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



Date of sale



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

> Indicative Selling Price \$3,180,000 - \$3,480,000 Median House Price

Year ending March 2025: \$2,435,750



**Property Type:** House **Land Size:** 664 sqm approx

**Agent Comments** 

# Comparable Properties



43 Hopetoun Gr EAGLEMONT 3084 (REI)

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**Agent Comments** 

**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)

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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)

4

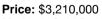


2



**Agent Comments** 

Agent Comments



Method: Sold Before Auction

**Date:** 21/01/2025 **Rooms:** 5

**Property Type:** House (Res) **Land Size:** 974 sqm approx

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