# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 2/8 Clifton Road, Hawthorn East Vic 3123

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,500,000		&		\$1,650,000				
Median sale price									
Median price	\$2,645,000	Pro	Property Type Ho		ouse		Suburb	Hawthorn East	
Period - From	01/04/2025	to	30/06/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/35 Clifton Rd HAWTHORN EAST 3123	\$1,560,000	23/06/2025
2	1/37 Clifton Rd HAWTHORN EAST 3123	\$1,552,000	24/03/2025
3			

OR

**B**<sup>\*</sup> 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.

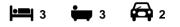
This Statement of Information was prepared on:

15/07/2025 09:58



2/8 Clifton Road, Hawthorn East Vic 3123





Property Type: Townhouse Agent Comments James Fitzpatrick 03 9810 5000 0439 467 040 jamesfitzpatrick@jelliscraig.com.au

> Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price June quarter 2025: \$2,645,000



2/35 Clifton Rd HAWTHORN EAST 3123 (VG) 3  2/35 Clifton Rd HAWTHORN EAST 3123 (VG) Price: \$1,560,000 Method: Sale Date: 23/06/2025 Property Type: Flat/Unit/Apartment (Res)	Agent Comments
1/37 Clifton Rd HAWTHORN EAST 3123 (REI) 3 2 2 2 Price: \$1,552,000 Method: Sold Before Auction Date: 24/03/2025 Property Type: House (Res)	Agent Comments

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.

## Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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