

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

2/8 Clifton Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$2,645,000

Property Type House

Suburb Hawthorn East

Period - From 01/04/2025

to

30/06/2025

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	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* 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:

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

June quarter 2025: \$2,645,000



3 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/35 Clifton Rd HAWTHORN EAST 3123 (VG)

Agent Comments

3 - -

Price: \$1,560,000

Method: Sale

Date: 23/06/2025

Property Type: Flat/Unit/Apartment (Res)



1/37 Clifton Rd HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 2

Price: \$1,552,000

Method: Sold Before Auction

Date: 24/03/2025

Property Type: House (Res)

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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