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 $2,700,000 & $2,900,000

Median sale price

Median price $2,375,000 Property Type House Suburb Eaglemont

Period - From 01/10/2024 to 30/09/2025 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	7 Outlook Dr EAGLEMONT 3084	$2,850,000	24/10/2025
2	5 Outlook Dr EAGLEMONT 3084	$2,750,000	03/10/2025
3	29 Otterington Gr IVANHOE EAST 3079	$2,890,000	23/07/2025

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: 24/11/2025 14:40

31 Hawdon Street, Eaglemont Vic 3084

JellisCraig



4 2 2

Property Type: House
Land Size: 664 sqm approx

Agent Comments

Indicative Selling Price
$2,700,000 - $2,900,000
Median House Price
Year ending September 2025: $2,375,000

Comparable Properties

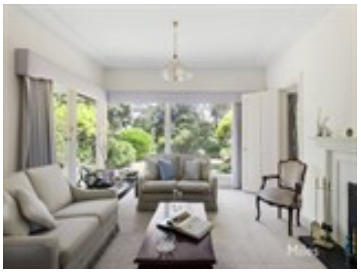


7 Outlook Dr EAGLEMONT 3084 (REI/VG)

4 3 2

Price: $2,850,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: House (Res)
Land Size: 1004 sqm approx

Agent Comments



5 Outlook Dr EAGLEMONT 3084 (REI)

3 2 3

Price: $2,750,000
Method: Private Sale
Date: 03/10/2025
Rooms: 6
Property Type: House (Res)
Land Size: 984 sqm approx

Agent Comments



29 Otterington Gr IVANHOE EAST 3079 (REI)

5 3 2

Price: $2,890,000
Method: Private Sale
Date: 23/07/2025
Property Type: House
Land Size: 558 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

REIV THE DIFFERENCE | propertydata.com.au

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