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<br>Including suburb and postcode | 3/31 Clifton Road, Hawthorn East Vic 3123 |

## Indicative selling price

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

Single price $1,332,000

## Median sale price

Median price $2,555,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2025 to 30/06/2026 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 | 2/58 Bowen St CAMBERWELL 3124 | $1,100,000 | 15/08/2026 |
| 2 | 3/15 Dickens St GLEN IRIS 3146 | $1,350,000 | 29/07/2026 |
| 3 | 1/19 Clifton Rd HAWTHORN EAST 3123 | $1,250,000 | 26/06/2026 |

**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: 02/09/2026 10:06

# 3/31 Clifton Road, Hawthorn East Vic 3123



3 2 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**
$1,332,000
**Median House Price**
Year ending June 2026: $2,555,000

## Comparable Properties



**2/58 Bowen St CAMBERWELL 3124 (REI)**

3 1 1

**Price:** $1,100,000
**Method:** Auction Sale
**Date:** 15/08/2026
**Property Type:** Townhouse (Res)

Agent Comments



**3/15 Dickens St GLEN IRIS 3146 (REI)**

3 2 2

**Price:** $1,350,000
**Method:** Private Sale
**Date:** 29/07/2026
**Property Type:** Townhouse (Single)
**Land Size:** 340 sqm approx

Agent Comments



**1/19 Clifton Rd HAWTHORN EAST 3123 (REI)**

3 2 2

**Price:** $1,250,000
**Method:** Private Sale
**Date:** 26/06/2026
**Property Type:** Unit

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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