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	2/41 Clifton Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $640,250 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2026 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	6/28 Stodart St CAMBERWELL 3124	$805,000	13/06/2026
2	3/6 Belmont Av GLEN IRIS 3146	$820,000	16/05/2026
3	1/58 Iris Rd GLEN IRIS 3146	$855,000	21/03/2026

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: 09/09/2026 11:25

2/41 Clifton Road, Hawthorn East Vic 3123

JellisCraig

Chris Hingston
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2 1 1

Rooms: 4
Property Type: Villa Unit (single Level)

Agent Comments

1 of only 4 units

Indicative Selling Price
$750,000 - $825,000
Median Unit Price
June quarter 2026: $640,250

Comparable Properties



6/28 Stodart St CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $805,000
Method: Private Sale
Date: 13/06/2026
Property Type: Unit
Land Size: 211 sqm approx

Agent Comments



3/6 Belmont Av GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $820,000
Method: Auction Sale
Date: 16/05/2026
Property Type: Unit
Land Size: 950 sqm approx

Agent Comments



1/58 Iris Rd GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $855,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit
Land Size: 140 sqm approx

Agent Comments

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