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 | 30 Clifton Road, Hawthorn East Vic 3123 |

## Indicative selling price

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

Single price $3,195,000

## Median sale price

Median price $2,347,500 Property Type House Suburb Hawthorn East

Period - From 18/02/2024 to 17/02/2025 Source Property Data

## 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 Donna Buang St CAMBERWELL 3124 | $3,100,000 | 15/02/2025 |
| 2 | 5 Bellett St CAMBERWELL 3124 | $3,050,000 | 19/09/2024 |
| 3 | 42 Great Valley Rd GLEN IRIS 3146 | $3,200,000 | 07/09/2024 |

**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: 18/02/2025 08:49

# 30 Clifton Road, Hawthorn East Vic 3123




**Property Type:**
Agent Comments

**Indicative Selling Price**
$3,195,000
**Median House Price**
18/02/2024 - 17/02/2025: $2,347,500

## Comparable Properties



**6 Donna Buang St CAMBERWELL 3124 (REI)**

4 2 2

**Price:** $3,100,000
**Method:** Auction Sale
**Date:** 15/02/2025
**Property Type:** House
**Land Size:** 942 sqm approx

Agent Comments



**5 Bellett St CAMBERWELL 3124 (REI/VG)**

5 2 2

**Price:** $3,050,000
**Method:** Private Sale
**Date:** 19/09/2024
**Property Type:** House (Res)
**Land Size:** 1003 sqm approx

Agent Comments



**42 Great Valley Rd GLEN IRIS 3146 (REI/VG)**

4 3 2

**Price:** $3,200,000
**Method:** Auction Sale
**Date:** 07/09/2024
**Property Type:** House
**Land Size:** 970 sqm approx

Agent Comments

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

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