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	46 Hawdon Street, Eaglemont Vic 3084

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $2,335,000 Property Type House Suburb Eaglemont

Period - From 01/01/2024 to 31/12/2024 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	10 Beauview Pde IVANHOE EAST 3079	$2,060,000	29/10/2024
2	40 Devon St EAGLEMONT 3084	$1,959,000	20/10/2024
3	160 The Boulevard IVANHOE EAST 3079	$1,853,000	31/08/2024

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: 11/02/2025 10:58

46 Hawdon Street, Eaglemont Vic 3084

Nelson Alexander

Liz Walker
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5 3 2

Property Type: House
Land Size: 608 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending December 2024: $2,335,000

Comparable Properties



10 Beauview Pde IVANHOE EAST 3079 (REI)

5 3 2

Price: $2,060,000
Method: Private Sale
Date: 29/10/2024
Property Type: House
Land Size: 568 sqm approx

Agent Comments



40 Devon St EAGLEMONT 3084 (REI/VG)

4 2 2

Price: $1,959,000
Method: Private Sale
Date: 20/10/2024
Rooms: 8
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



160 The Boulevard IVANHOE EAST 3079 (REI/VG)

4 2 2

Price: $1,853,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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