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	1/37 Clifton Road, Hawthorn East VIC 3123

Indicative selling price

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

Range between $1,275,000 & $1,375,000

Median sale price

Median price $2,375,000 Property Type House Suburb Hawthorn East

Period - From 05/09/2024 to 04/03/2025 Source pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
2/5 Denman Avenue, Glen Iris	$1,380,000	25/11/2024
1/5 Denman Avenue, Glen Iris	$1,350,000	16/11/2024

This Statement of Information was prepared on: 05/03/2025

1/37 Clifton Road, Hawthorn East VIC 3123

3 2 2

Property Type: House

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Indicative Selling Price
$1,275,000 - $1,375,000
Median House Price
Year ending March 2025: $2,375,000

Comparable Properties



2/5 Denman Avenue, Glen Iris

3 2 2

Price: $1,380,000
Date: 25/11/2024
Property Type:
Land Size:



1/5 Denman Avenue, Glen Iris

3 2 2

Price: $1,350,000
Date: 16/11/2024
Property Type:
Land Size:

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