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	5/43 Clifton Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price $820,000

Median sale price

Median price $590,000 Property Type Unit Suburb Hawthorn East

Period - From 01/07/2024 to 30/06/2025 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	6/14 Clifton Rd HAWTHORN EAST 3123	$821,000	14/08/2025
2	4/5 Leopold St GLEN IRIS 3146	$830,000	30/07/2025
3	1/451 Camberwell Rd CAMBERWELL 3124	$810,000	26/07/2025

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: 20/09/2025 16:03

5/43 Clifton Road, Hawthorn East Vic 3123

Sebastian Scanlon
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2 1 1

Property Type:
Agent Comments

Indicative Selling Price
$820,000
Median Unit Price
Year ending June 2025: $590,000

Comparable Properties



6/14 Clifton Rd HAWTHORN EAST 3123 (REI/VG)

2 1 1

Agent Comments

Price: $821,000
Method: Sold Before Auction
Date: 14/08/2025
Property Type: Unit
Land Size: 78 sqm approx



4/5 Leopold St GLEN IRIS 3146 (REI/VG)

2 1 2

Agent Comments

Price: $830,000
Method: Sold Before Auction
Date: 30/07/2025
Property Type: Unit



1/451 Camberwell Rd CAMBERWELL 3124 (REI)

2 1 1

Agent Comments

Price: $810,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Unit

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