## 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	10 Myrniong Grove, Hawthorn East Vic 3123
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$3,700,000	&	\$4,070,000
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### Median sale price

Median price	\$2,540,000	Pro	perty Type	House		Suburb	Hawthorn East
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	46 Pleasant Rd HAWTHORN EAST 3123	\$3,775,000	13/09/2025
2	24 Currajong Av CAMBERWELL 3124	\$3,975,000	06/09/2025
3	19 Elaroo Av CAMBERWELL 3124	\$3,880,000	30/08/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/10/2025 12:37







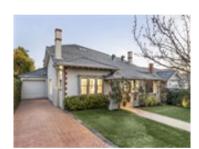


Property Type: House (Res) Land Size: 748 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$3,700,000 - \$4,070,000 **Median House Price** September quarter 2025: \$2,540,000

# Comparable Properties



46 Pleasant Rd HAWTHORN EAST 3123 (REI)

Price: \$3,775,000 Method: Auction Sale Date: 13/09/2025

Property Type: House (Res)

**Agent Comments** 



24 Currajong Av CAMBERWELL 3124 (REI)



Agent Comments

Price: \$3,975,000 Method: Auction Sale Date: 06/09/2025

Property Type: House (Res) Land Size: 836 sqm approx

19 Elaroo Av CAMBERWELL 3124 (REI)



**Agent Comments** 



Price: \$3,880,000 Method: Auction Sale Date: 30/08/2025

Property Type: House (Res) Land Size: 906 sqm approx

Account - RT Edgar Boroondara | P: 88882000





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