

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

34 Anderson Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$3,600,000

&

\$3,960,000

Median sale price

Median price \$3,065,000

Property Type House

Suburb Hawthorn East

Period - From 01/10/2025

to 31/12/2025

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	10 Myrniong Gr HAWTHORN EAST 3123	\$3,750,000	16/12/2025
2	15 Kildare St HAWTHORN EAST 3123	\$3,680,000	08/12/2025
3	67 Leura Gr HAWTHORN EAST 3123	\$4,285,000	09/11/2025

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:

22/01/2026 09:38

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Indicative Selling Price
\$3,600,000 - \$3,960,000

Median House Price
December quarter 2025: \$3,065,000



5 3 2

Property Type: House (Res)
Land Size: 624 sqm approx
Agent Comments

Comparable Properties



10 Myrniong Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

4 3 3

Price: \$3,750,000
Method: Private Sale
Date: 16/12/2025
Property Type: House
Land Size: 750 sqm approx



15 Kildare St HAWTHORN EAST 3123 (REI)

Agent Comments

4 2 2

Price: \$3,680,000
Method: Private Sale
Date: 08/12/2025
Property Type: House



67 Leura Gr HAWTHORN EAST 3123 (REI)

Agent Comments

4 3 2

Price: \$4,285,000
Method: Sold Before Auction
Date: 09/11/2025
Property Type: House (Res)
Land Size: 652 sqm approx

Account - RT Edgar Boroondara | P: 88882000