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	6 Ryeburne Avenue, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

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

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	172 Rathmines Rd HAWTHORN EAST 3123	$2,011,000	15/02/2025
2	40 Mayston St HAWTHORN EAST 3123	$2,100,000	19/09/2024
3			

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: 27/02/2025 16:23

6 Ryeburne Avenue, Hawthorn East Vic 3123

Rebecca Scanlon
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3 1 2

Rooms: 5
Property Type: House
Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
Year ending December 2024: $2,375,000

Comparable Properties



172 Rathmines Rd HAWTHORN EAST 3123 (REI)

4 1 2

Price: $2,011,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 519 sqm approx

Agent Comments



40 Mayston St HAWTHORN EAST 3123 (VG)

4 - -

Price: $2,100,000
Method: Sale
Date: 19/09/2024
Property Type: House (Res)
Land Size: 583 sqm approx

Agent Comments

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.

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