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	10 Myrniong Grove, 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 $2,540,000 Property 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	Price	Date of sale
1	14 Ryeburne Av HAWTHORN EAST 3123	$3,900,000	08/11/2025
2	46 Pleasant Rd HAWTHORN EAST 3123	$3,775,000	13/09/2025
3	21 St Helens Rd HAWTHORN EAST 3123	$3,660,000	13/09/2025

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: 24/11/2025 10:23

10 Myrniong Grove, Hawthorn East Vic 3123

RT Edgar

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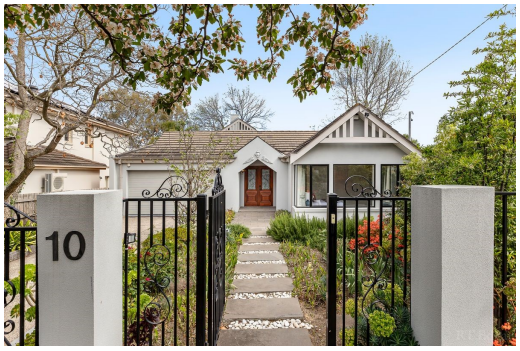

4 3 3

Property Type: House
Land Size: 750 sqm approx

Agent Comments

Indicative Selling Price
$3,600,000 - $3,960,000
Median House Price
September quarter 2025: $2,540,000

Comparable Properties



14 Ryeburne Av HAWTHORN EAST 3123 (REI)

4 3 4

Price: $3,900,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 858 sqm approx

Agent Comments



46 Pleasant Rd HAWTHORN EAST 3123 (REI/VG)

4 3 3

Price: $3,775,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 671 sqm approx

Agent Comments



21 St Helens Rd HAWTHORN EAST 3123 (REI/VG)

5 3 2

Price: $3,660,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 88882000

REIV THE DIFFERENCE | propertydata.com.au

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