

# 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 Roseberry Street, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,750,000

### Median sale price

Median price \$2,570,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2023 to 30/09/2023 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	33 Edgevale Rd KEW 3101	\$2,750,000	21/10/2023
2	14 Oxley Rd HAWTHORN 3122	\$2,670,000	19/08/2023
3	15 Broomfield Rd HAWTHORN EAST 3123	\$2,570,000	01/07/2023

**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:

25/10/2023 09:50



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**Property Type:** House  
**Land Size:** 413 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,500,000 - \$2,750,000  
**Median House Price**  
September quarter 2023: \$2,570,000

## Comparable Properties



**33 Edgevale Rd KEW 3101 (REI)**

**Agent Comments**

4 2 -

**Price:** \$2,750,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** House (Res)  
**Land Size:** 437 sqm approx



**14 Oxley Rd HAWTHORN 3122 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,670,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)  
**Land Size:** 542 sqm approx



**15 Broomfield Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

3 1 -

**Price:** \$2,570,000  
**Method:** Private Sale  
**Date:** 01/07/2023  
**Property Type:** House (Res)  
**Land Size:** 488 sqm approx

**Account - RT Edgar | P: 03 9826 1000**