

# 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 Munro 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

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$2,635,000

Property Type

House

Suburb

Hawthorn East

Period - From

14/10/2025

to

13/04/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
33a Fletcher St, Hawthorn East Vic	\$1,600,000	23/03/2026
14 Munro St, Hawthorn East Vic	\$1,550,000	21/03/2026
12 Bowler St, Hawthorn East Vic	\$1,471,000	14/02/2026

This Statement of Information was prepared on:

14/04/2026