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	2/1 Tower Place, Hawthorn East VIC 3123

Indicative selling price

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

Range between $2,950,000 & $3,245,000

Median sale price

Median price $2,612,500 Property Type House Suburb Hawthorn East

Period - From 20/07/2025 to 19/01/2026 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
16a Milton Pde, MALVERN Vic	$3,125,000	03/09/2025
74 Martin Rd, Glen Iris Vic	$2,975,000	05/09/2025
386 Riversdale Rd, Hawthorn East Vic	$3,128,000	15/08/2025

This Statement of Information was prepared on: 20/01/2026

2/1 Tower Place, Hawthorn East VIC 3123

5 3 2

Property Type: House

Davide Lettieri
0388624982
0414 018 707
davide.lettieri@marshallwhite.com.au

Indicative Selling Price
$2,950,000 - $3,245,000
Median House Price
Year ending January 2026: $2,612,500

Comparable Properties



16a Milton Pde, MALVERN Vic

4 3 3

Price: $3,125,000
Method: Private Sale
Date: 03/09/2025
Property Type: House
Land Size: 347 sqm approx



74 Martin Rd, Glen Iris Vic

4 3 2

Price: $2,975,000
Method: Sold Before Auction
Date: 05/09/2025
Property Type: House
Land Size: 402 sqm approx



386 Riversdale Rd, Hawthorn East Vic

4 3 3

Price: $3,128,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 340 sqm approx

Account - Marshall White - Hawthorn | P: 98229999

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.