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	201/813 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $845,000 & $925,000

Median sale price

Median price $670,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2026 to 31/03/2026 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	9/64 Anderson Rd HAWTHORN EAST 3123	$990,000	26/03/2026
2	2/1528 Malvern Rd GLEN IRIS 3146	$920,000	05/03/2026
3	192a Riversdale Rd HAWTHORN 3122	$885,000	16/12/2025

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: 11/04/2026 13:12

201/813 Toorak Road, Hawthorn East Vic 3123

Nelson Alexander

2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$845,000 - $925,000
Median Unit Price
March quarter 2026: $670,000

Comparable Properties



9/64 Anderson Rd HAWTHORN EAST 3123 (REI)

2 2 2

Price: $990,000
Method: Private Sale
Date: 26/03/2026
Property Type: Unit

Agent Comments



2/1528 Malvern Rd GLEN IRIS 3146 (REI)

2 2 2

Price: $920,000
Method: Private Sale
Date: 05/03/2026
Property Type: Unit

Agent Comments



192a Riversdale Rd HAWTHORN 3122 (REI/VG)

2 2 2

Price: $885,000
Method: Private Sale
Date: 16/12/2025
Property Type: Apartment
Land Size: 6293 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata.com.au

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