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	416 Tooronga Road, Hawthorn East VIC 3123

Indicative selling price

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

Single price	$3,795,000

Median sale price

Median price	$2,635,000	Property Type	House	Suburb	Hawthorn East
Period - From	24/12/2025	to	23/06/2026	Source	pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
34 Anderson Rd, Hawthorn East Vic	$4,000,000	19/03/2026
8 Currajong Av, Camberwell Vic	$3,800,000	30/03/2026

This Statement of Information was prepared on: 24/06/2026