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	2/848 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $850,000 & $925,000

Median sale price

Median price $610,000 Property Type Unit Suburb Hawthorn East

Period - From 29/01/2024 to 28/01/2025 Source Property Data

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	2/146 Glen Iris Rd GLEN IRIS 3146	$925,000	26/08/2024
2	6/5 Hazel St CAMBERWELL 3124	$895,000	07/12/2024
3	4/25 Hazel St CAMBERWELL 3124	$883,000	26/08/2024

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: 29/01/2025 13:30

2/848 Toorak Road, Hawthorn East Vic 3123

Mackenzie Field
9810 5000
0487 336 490
MackenzieField@jelliscraig.com.au



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$850,000 - $925,000
Median Unit Price
29/01/2024 - 28/01/2025: $610,000

Comparable Properties



2/146 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $925,000
Method: Private Sale
Date: 26/08/2024
Property Type: Unit
Land Size: 122 sqm approx

Agent Comments



6/5 Hazel St CAMBERWELL 3124 (REI)

3 1 2

Price: $895,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit
Land Size: 144 sqm approx

Agent Comments



4/25 Hazel St CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $883,000
Method: Private Sale
Date: 26/08/2024
Property Type: Unit
Land Size: 184 sqm approx

Agent Comments

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