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	856 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price $2,795,000

Median sale price

Median price $2,677,500 Property Type House Suburb Hawthorn East

Period - From 01/07/2022 to 30/06/2023 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.

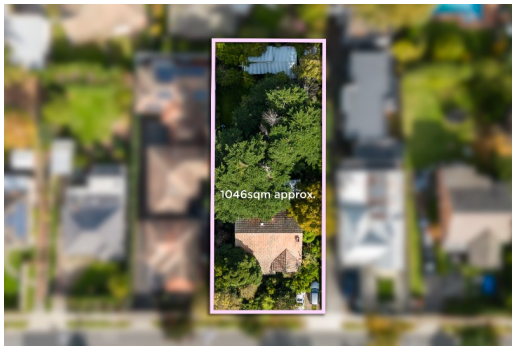
	Address of comparable property	Price	Date of sale
1	119 Rowell Av CAMBERWELL 3124	$3,068,000	12/03/2023
2	23 Denmark Hill Rd HAWTHORN EAST 3123	$2,906,000	18/03/2023
3	934 Toorak Rd CAMBERWELL 3124	$2,811,000	20/05/2023

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: 16/08/2023 13:58

856 Toorak Road, Hawthorn East Vic 3123



3 1 2

Rooms: 11
Property Type: House
Land Size: 1046 sqm approx

Indicative Selling Price
$2,795,000
Median House Price
Year ending June 2023: $2,677,500

Agent Comments

Located in Hawthorn East, this property combines convenience, grand proportions, and endless potential. Set on a generous north-facing 1046 sqm (approx.) block, this residence features a captivating sunroom and leafy outlook, creating a serene sense of privacy.

Comparable Properties



119 Rowell Av CAMBERWELL 3124 (REI)

3 1 2

Price: $3,068,000
Method: Private Sale
Date: 12/03/2023
Property Type: House
Land Size: 1057 sqm approx

Agent Comments



23 Denmark Hill Rd HAWTHORN EAST 3123 (REI/VG)

4 1 2

Price: $2,906,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 634 sqm approx

Agent Comments



934 Toorak Rd CAMBERWELL 3124 (REI)

4 3 2

Price: $2,811,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 832 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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