

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 2/853 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$2,415,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2024 to 31/03/2025 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	18 Wills St GLEN IRIS 3146	\$1,710,000	05/04/2025
2	132a Glen Iris Rd GLEN IRIS 3146	\$1,820,000	03/12/2024
3	216A Tooronga Rd GLEN IRIS 3146	\$1,630,000	19/11/2024

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: 15/04/2025 15:03



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

Year ending March 2025: \$2,415,000

Comparable Properties



18 Wills St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$1,710,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)



132a Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 3

Price: \$1,820,000

Method: Private Sale

Date: 03/12/2024

Property Type: House

Land Size: 365 sqm approx



216A Tooronga Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 2

Price: \$1,630,000

Method: Private Sale

Date: 19/11/2024

Property Type: House

Land Size: 255 sqm approx

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