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	475 Tooronga Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,950,000 & $2,145,000

Median sale price

Median price $2,645,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2025 to 30/06/2025 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	5 Beaconsfield Rd HAWTHORN EAST 3123	$2,120,000	24/05/2025
2	22a Airedale Av HAWTHORN EAST 3123	$2,130,000	17/05/2025
3	821 Burwood Rd HAWTHORN EAST 3123	$1,920,000	21/03/2025

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: 26/08/2025 13:35

475 Tooronga Road, Hawthorn East Vic 3123



3 1.5 4

Property Type: House
Land Size: 661 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000 - $2,145,000
Median House Price
June quarter 2025: $2,645,000

Comparable Properties



5 Beaconsfield Rd HAWTHORN EAST 3123 (REI)

3 1 1

Price: $2,120,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 552 sqm approx

Agent Comments



22a Airedale Av HAWTHORN EAST 3123 (REI/VG)

3 2 2

Price: $2,130,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 417 sqm approx

Agent Comments



821 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

3 2 2

Price: $1,920,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 544 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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