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	418 Tooronga Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $2,500,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2024 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	28 Faircroft Av GLEN IRIS 3146	$1,750,000	28/03/2025
2	821 Burwood Rd HAWTHORN EAST 3123	$1,920,000	21/03/2025
3	479 Camberwell Rd CAMBERWELL 3124	$1,860,000	15/03/2025

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: 10/09/2025 09:56

418 Tooronga Road, Hawthorn East Vic 3123

JellisCraig



4 2 2

Property Type: House
Land Size: 711 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending June 2025: $2,500,000

Comparable Properties



28 Faircroft Av GLEN IRIS 3146 (REI/VG)

3 1 2

Price: $1,750,000
Method: Sold Before Auction
Date: 28/03/2025
Property Type: House (Res)
Land Size: 595 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



479 Camberwell Rd CAMBERWELL 3124 (REI/VG)

3 1 2

Price: $1,860,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE | propertydata.com.au

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