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	431 Tooronga Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price $1,595,000

Median sale price

Median price $2,525,000 Property Type House Suburb Hawthorn East

Period - From 01/10/2024 to 30/09/2025 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	25 Wiseman St HAWTHORN EAST 3123	$1,492,000	22/11/2025
2	64 Illawarra Rd HAWTHORN 3122	$1,545,000	15/11/2025
3	332 Barkers Rd HAWTHORN 3122	$1,510,000	04/10/2025

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: 08/12/2025 15:23

431 Tooronga Road, Hawthorn East Vic 3123

JellisCraig



4 1 4

Property Type: House

Agent Comments

Indicative Selling Price
$1,595,000
Median House Price
Year ending September 2025: $2,525,000

Comparable Properties



25 Wiseman St HAWTHORN EAST 3123 (REI)

2 1 1

Price: $1,492,000
Method: Sold Before Auction
Date: 22/11/2025
Property Type: House (Res)
Land Size: 324 sqm approx

Agent Comments



64 Illawarra Rd HAWTHORN 3122 (REI)

2 1 2

Price: $1,545,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 291 sqm approx

Agent Comments



332 Barkers Rd HAWTHORN 3122 (REI)

3 2 3

Price: $1,510,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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