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	849 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $2,620,000 Property Type House Suburb Hawthorn East

Period - From 26/11/2024 to 25/11/2025 Source Property Data

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	657 Burke Rd CAMBERWELL 3124	$1,200,000	15/11/2025
2			
3			

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: 26/11/2025 15:18

849 Toorak Road, Hawthorn East Vic 3123

JellisCraig

Sarah Risteski
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0406 771 128
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2 1 3

Property Type: House
Land Size: 274 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
26/11/2024 - 25/11/2025: $2,620,000

Comparable Properties



657 Burke Rd CAMBERWELL 3124 (REI)

2 1 2

Price: $1,200,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)

Agent Comments

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.

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