

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 g01/813 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$627,000 Property Type Unit Suburb Hawthorn East

Period - From 04/03/2025 to 03/03/2026 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	101/102 Camberwell Rd HAWTHORN EAST 3123	\$670,000	14/02/2026
2	7/33 Osborne Av GLEN IRIS 3146	\$682,500	15/11/2025
3	G4/757 Toorak Rd HAWTHORN EAST 3123	\$730,000	10/09/2025

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: 04/03/2026 10:45



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
04/03/2025 - 03/03/2026: \$627,000

Comparable Properties



101/102 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 14/02/2026
Property Type: Apartment



7/33 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$682,500
Method: Auction Sale
Date: 15/11/2025
Property Type: Apartment

G4/757 Toorak Rd HAWTHORN EAST 3123 (VG)

Agent Comments



Price: \$730,000
Method: Sale
Date: 10/09/2025
Property Type: Strata Unit/Flat