

# 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

10/840 Toorak Road, Hawthorn East Vic 3123
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$880,000
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 & 

\$930,000
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### Median sale price

Median price 

\$665,000
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 Property Type 

Unit
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 Suburb 

Hawthorn East
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Period - From 

01/10/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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	2/58 Anderson Rd HAWTHORN EAST 3123	\$940,000	09/12/2025
2	3/34 Alma Rd CAMBERWELL 3124	\$910,000	02/12/2025
3	8/443 Burke Rd GLEN IRIS 3146	\$845,000	27/10/2025

**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: 

17/02/2026 17:39
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3   2   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$880,000 - \$930,000

**Median Unit Price**

December quarter 2025: \$665,000

## Comparable Properties



**2/58 Anderson Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

2   1   -

**Price:** \$940,000

**Method:** Private Sale

**Date:** 09/12/2025

**Property Type:** Unit



**3/34 Alma Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$910,000

**Method:** Private Sale

**Date:** 02/12/2025

**Property Type:** Townhouse (Single)



**8/443 Burke Rd GLEN IRIS 3146 (VG)**

**Agent Comments**

3   -   -

**Price:** \$845,000

**Method:** Sale

**Date:** 27/10/2025

**Property Type:** Strata Unit/Flat

**Account - Jellis Craig** | P: 03 9864 5000