

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

2/853 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

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	2/2 Myrniong Gr HAWTHORN EAST 3123	\$1,700,000	24/05/2025
2	1/911 Toorak Rd CAMBERWELL 3124	\$1,728,888	19/05/2025
3	18 Wills St GLEN IRIS 3146	\$1,710,000	05/04/2025

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:

14/07/2025 11:03



4 3 2

Property Type: Townhouse

Agent Comments

Mark Read

03 9831 2818

0402 215 841

markread@jellisicraig.com.au

Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

Year ending June 2025: \$2,500,000

Comparable Properties



2/2 Myrniong Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

3 2 2

Price: \$1,700,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Townhouse (Res)

Land Size: 199 sqm approx



1/911 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

4 3 2

Price: \$1,728,888

Method: Private Sale

Date: 19/05/2025

Property Type: Townhouse (Single)

Land Size: 342 sqm approx



18 Wills St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$1,710,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)