

# 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

416 Tooronga Road, Hawthorn East Vic 3123

### Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

### Median sale price

Median price \$2,570,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2023 to 30/09/2023 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.

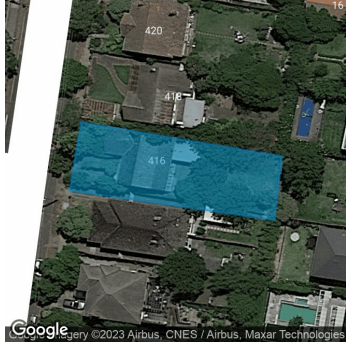
	Address of comparable property	Price	Date of sale
1	41 Martin Rd GLEN IRIS 3146	\$2,260,000	30/10/2023
2	424 Tooronga Rd HAWTHORN EAST 3123	\$2,251,000	25/11/2023
3	456 Tooronga Rd HAWTHORN EAST 3123	\$2,130,000	08/09/2023

**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:

13/12/2023 17:04



**Rooms:** 6  
**Property Type:** House  
**Land Size:** 715.925 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,200,000 - \$2,400,000  
**Median House Price**  
September quarter 2023: \$2,570,000

## Comparable Properties



**41 Martin Rd GLEN IRIS 3146 (REI)**

[Agent Comments](#)



**Price:** \$2,260,000  
**Method:** Private Sale  
**Date:** 30/10/2023  
**Property Type:** House  
**Land Size:** 747 sqm approx

**424 Tooronga Rd HAWTHORN EAST 3123 (REI)**

[Agent Comments](#)



**Price:** \$2,251,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** House (Res)  
**Land Size:** 711 sqm approx



**456 Tooronga Rd HAWTHORN EAST 3123 (REI)**

[Agent Comments](#)



**Price:** \$2,130,000  
**Method:** Sold Before Auction  
**Date:** 08/09/2023  
**Property Type:** House (Res)

**Account - Walsh Cairnes Kew** | P: 03 98174401 | F: 03 9816 9171