## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/421 Tooronga Road, Hawthorn East Vic 3123

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting			
Range betweer	\$525,000		&		\$575,000				
Median sale price									
Median price	\$595,000	Pro	operty Type	Unit			Suburb	Hawthorn East	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	101/436 Burke Rd CAMBERWELL 3124	\$670,000	27/04/2025
2	110/757 Toorak Rd HAWTHORN EAST 3123	\$560,000	07/03/2025
3	G06/609 Burwood Rd HAWTHORN 3122	\$550,000	18/01/2025

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:

12/05/2025 12:07









Property Type: Unit Land Size: 947.739990234375 sqm approx Agent Comments Indicative Selling Price \$525,000 - \$575,000 Median Unit Price Year ending March 2025: \$595,000

# **Comparable Properties**

101/436 Burke Rd CAMBERWELL 3124 (REI)   1   1   Price: \$670,000   Method: Private Sale   Date: 27/04/2025   Property Type: Apartment	Agent Comments
110/757 Toorak Rd HAWTHORN EAST 3123 (REI/VG) 2 1 1 1 1 Price: \$560,000 Method: Private Sale Date: 07/03/2025 Property Type: Apartment	Agent Comments
G06/609 Burwood Rd HAWTHORN 3122 (REI) 2 2 2 1 Price: \$550,000 Method: Private Sale Date: 18/01/2025 Property Type: Apartment	Agent Comments

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