

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

5/421 Tooronga Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2024 to 31/03/2025 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	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



2
 1
 1

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)

Agent Comments

2
 2
 1

Price: \$670,000
Method: Private Sale
Date: 27/04/2025
Property Type: Apartment



110/757 Toorak Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2
 1
 1

Price: \$560,000
Method: Private Sale
Date: 07/03/2025
Property Type: Apartment



G06/609 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

2
 2
 1

Price: \$550,000
Method: Private Sale
Date: 18/01/2025
Property Type: Apartment

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