#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

848 Toorak Road, Hawthorn East Vic 3123

#### Indicative selling price

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

Range between \$2,700,000	&	\$2,900,000
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#### Median sale price

Median price	\$2,612,500	Pro	perty Type	House		Suburb	Hawthorn East
Period - From	12/11/2024	to	11/11/2025	S	ource	Property	/ Data

#### 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

7,01	aress of comparable property	1 1100	Date of Sale
1	10 Heather Ct HAWTHORN EAST 3123	\$2,880,000	11/09/2025
2	51 Aintree Rd GLEN IRIS 3146	\$2,850,000	30/08/2025
3	26 Parkin St GLEN IRIS 3146	\$2,820,000	25/07/2025

#### 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:	12/11/2025 13:51



Date of sale

## **JellisCraig**

Perry Zhou 9810 5000 0474 774 774 PerryZhou@jelliscraig.com.au

Indicative Selling Price \$2,700,000 - \$2,900,000 Median House Price 12/11/2024 - 11/11/2025: \$2,612,500





**Property Type:** Unit **Land Size:** 232 sqm approx

Agent Comments

### Comparable Properties



10 Heather Ct HAWTHORN EAST 3123 (REI)

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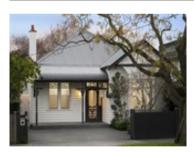
Price: \$2,880,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: House (Res)

**Agent Comments** 



51 Aintree Rd GLEN IRIS 3146 (REI)

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**Agent Comments** 

**Price:** \$2,850,000 **Method:** Auction Sale **Date:** 30/08/2025

Property Type: House (Res)



26 Parkin St GLEN IRIS 3146 (REI/VG)

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Agent Comments

Price: \$2,820,000 Method: Private Sale Date: 25/07/2025 Property Type: House Land Size: 604 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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