

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

G02/813 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$640,250

Property Type Unit

Suburb Hawthorn East

Period - From 01/04/2026

to 30/06/2026

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	102/428 Tooronga Rd HAWTHORN EAST 3123	\$710,000	08/08/2026
2	502/757 Toorak Rd HAWTHORN EAST 3123	\$690,000	17/07/2026
3	506/771 Toorak Rd HAWTHORN EAST 3123	\$750,000	24/04/2026

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:

19/08/2026 09:22



2 1 1

Rooms: 2
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median Unit Price
June quarter 2026: \$640,250

Comparable Properties



102/428 Tooronga Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 2 1

Price: \$710,000
Method: Private Sale
Date: 08/08/2026
Property Type: Apartment



502/757 Toorak Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 2 1

Price: \$690,000
Method: Sold Before Auction
Date: 17/07/2026
Property Type: Apartment



506/771 Toorak Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 2 2

Price: \$750,000
Method: Private Sale
Date: 24/04/2026
Property Type: Apartment