

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

2/859 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,650,000

&

\$1,700,000

Median sale price

Median price \$1,306,000

Property Type Townhouse

Suburb Hawthorn East

Period - From 07/01/2025

to

06/01/2026

Source 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	Price	Date of sale
1	2a Brynmawr Rd CAMBERWELL 3124	\$1,680,000	10/12/2025
2	1/21 St Johns Av CAMBERWELL 3124	\$1,720,000	09/11/2025
3	3/6 Tarring Rd HAWTHORN EAST 3123	\$1,750,000	06/09/2025

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:

07/01/2026 12:45



3 2 2

Property Type: Townhouse (Res)

Land Size: 265 sqm approx

Agent Comments

Rear property, car access via Canterbury Place, 3 on the block, no body corp fees, about 15 years old

Indicative Selling Price

\$1,650,000 - \$1,700,000

Median Townhouse Price

07/01/2025 - 06/01/2026: \$1,306,000

Comparable Properties



2a Brynmawr Rd CAMBERWELL 3124 (REI/VG)

3 2 2

Agent Comments

Price: \$1,680,000

Method: Sold Before Auction

Date: 10/12/2025

Property Type: House (Res)

Land Size: 209 sqm approx



1/21 St Johns Av CAMBERWELL 3124 (REI)

3 2 2

Agent Comments

Price: \$1,720,000

Method: Sold Before Auction

Date: 09/11/2025

Property Type: Townhouse (Res)

Land Size: 246 sqm approx



3/6 Tarring Rd HAWTHORN EAST 3123 (REI/VG)

3 2 2

Agent Comments

Land size approx. 222sqm

Price: \$1,750,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)