



Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Units offered for sale

Address
Including suburb and
postcode 765 Toorak Road, Hawthorn East, 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class	Single price		Lower price		Higher price
1 bedroom, 1 bathroom, 1 carspace	495k	Or range between		&	
2 bedroom, 1 bathroom, 1 carspace	600k	Or range between		&	
2 bedroom, 2 bathroom, 1 carspace		Or range between	755k	&	775k
2 bedroom, 2 bathroom, 2 carspaces		Or range between	800k	&	835k
3 bedroom, 2 bathroom, 2 carspaces		Or range between	1.025m	&	1.55m
3 bedroom, 3 bathroom, 2 carspaces	1.35m	Or range between		&	
3 bedroom, 3 bathroom, 3 carspaces		Or range between	1.6m	&	1.95m

Suburb unit median sale price

Median price \$1,165,000 (3bedroom)

Suburb Hawthorn East

Period - From Aug 22 To July 23

Source <https://www.realestate.com.au/vic/hawthorn-east-3123/?sourcePage=rea:buy:pdp&sourceElement=suburb-profile&bed=1>

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 10th August 2023