

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

775 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,000,000 & \$2,100,000

Median sale price

Median price \$2,555,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2025 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	38 Campbell Gr HAWTHORN EAST 3123	\$2,410,000	15/05/2026
2	934 Toorak Rd CAMBERWELL 3124	\$2,300,000	06/05/2026
3	360 Tooronga Rd HAWTHORN EAST 3123	\$2,400,000	19/03/2026

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:

05/08/2026 17:36

775 Toorak Road, Hawthorn East Vic 3123

A—Z

Sam Christensen
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Indicative Selling Price

\$2,000,000 - \$2,100,000

Median House Price

Year ending June 2026: \$2,555,000



3 1 1

Property Type: House

Land Size: 608 sqm approx

Agent Comments

Comparable Properties



38 Campbell Gr HAWTHORN EAST 3123 (REI)

Agent Comments

3 1 2

Price: \$2,410,000

Method: Sold Before Auction

Date: 15/05/2026

Property Type: House (Res)

Land Size: 696 sqm approx



934 Toorak Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 3 2

Price: \$2,300,000

Method: Private Sale

Date: 06/05/2026

Property Type: House

Land Size: 832 sqm approx



360 Tooronga Rd HAWTHORN EAST 3123 (REI)

Agent Comments

- - -

Price: \$2,400,000

Method: Private Sale

Date: 19/03/2026

Property Type: Land

Land Size: 836 sqm approx

Account - A-Z Real Estate Agency | P: 03 9815 1124



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