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	402/771 TOORAK ROAD HAWTHORN EAST VIC 3123

Indicative selling price

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

~~Single Price~~		or range between	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	Unit	Suburb	Hawthorn East
Period-from	01 Jul 2025	to	30 Jun 2026	Source	Cotality

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 6 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
103/771 TOORAK ROAD HAWTHORN EAST VIC 3123	$515,000	02-Apr-26
105/771 TOORAK ROAD HAWTHORN EAST VIC 3123	$545,000	11-Mar-26
303/771 TOORAK ROAD HAWTHORN EAST VIC 3123	$527,000	18-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 08 July 2026

CORE REALTY

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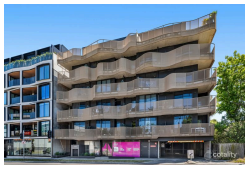


103/771 TOORAK ROAD HAWTHORN EAST VIC 3123

2 2 1

Sold Price **$515,000** Sold Date **02-Apr-26**

Distance **0km**



105/771 TOORAK ROAD HAWTHORN EAST VIC 3123

2 2 1

Sold Price **$545,000** Sold Date **11-Mar-26**

Distance **0km**



303/771 TOORAK ROAD HAWTHORN EAST VIC 3123

2 2 1

Sold Price **$527,000** Sold Date **18-Mar-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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