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	3/21 Tourello Avenue, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $670,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2026 to 31/03/2026 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	3/441 Camberwell Rd CAMBERWELL 3124	$1,050,000	12/12/2025
2	1/698 Riversdale Rd CAMBERWELL 3124	$1,180,000	28/11/2025
3	5/32 Berkeley St HAWTHORN 3122	$1,055,000	24/02/2026

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: 17/04/2026 15:03

3/21 Tourello Avenue, Hawthorn East Vic 3123

Tim Heavyside
94703390
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tim@heavyside.co



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Property Type:
Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Unit Price
March quarter 2026: $670,000

Comparable Properties

3/441 Camberwell Rd CAMBERWELL 3124 (REI)

3 - -

Agent Comments

Price: $1,050,000
Method:
Date: 12/12/2025
Property Type: House

1/698 Riversdale Rd CAMBERWELL 3124 (REI)

3 1 1

Agent Comments

Price: $1,180,000
Method:
Date: 28/11/2025
Property Type: House



5/32 Berkeley St HAWTHORN 3122 (REI)

3 1 1

Agent Comments

Price: $1,055,000
Method: Sold Before Auction
Date: 24/02/2026
Property Type: Apartment

Account - Heavyside

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