

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

102/7 RIVERSDALE ROAD HAWTHORN VIC 3122

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2024

to

30 Sep 2025

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

221/6 LISSON GROVE HAWTHORN VIC 3122	\$790,000	12-Jun-25
2/526 TOORAK ROAD TOORAK VIC 3142	\$798,000	31-May-25
20/64-66 RIVERSDALE ROAD HAWTHORN VIC 3122	\$860,000	02-Aug-25

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: 09 October 2025



**221/6 LISSON GROVE HAWTHORN
VIC 3122**

Sold Price

\$790,000

Sold Date

12-Jun-25

 2  2  1

Distance

0.1km



**2/526 TOORAK ROAD TOORAK
VIC 3142**

Sold Price

\$798,000

Sold Date

31-May-25

 3  2  1

Distance

1.82km



**20/64-66 RIVERSDALE ROAD
HAWTHORN VIC 3122**

Sold Price

\$860,000

Sold Date

02-Aug-25

 2  2  2

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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