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

2/65-69 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	\$460,000	&	\$500,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$572,500	Prop	erty type	Unit		Suburb	Hawthorn
Period-from	01 Jun 2024	to	31 May 2	2025	Source		Corelogic

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
2/19 RIVERSDALE ROAD HAWTHORN VIC 3122	\$485,000	14-Feb-25
309/151 BURWOOD ROAD HAWTHORN VIC 3122	\$510,000	17-Feb-25
12/23 HAWTHORN GROVE HAWTHORN VIC 3122	\$510,000	15-Mar-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: 04 June 2025





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2/19 RIVERSDALE ROAD **HAWTHORN VIC 3122**

Sold Price

\$485,000 Sold Date 14-Feb-25

0.42km Distance



309/151 BURWOOD ROAD **HAWTHORN VIC 3122**

Sold Price

\$510,000 Sold Date 17-Feb-25

Distance 0.82km



12/23 HAWTHORN GROVE **HAWTHORN VIC 3122**

Sold Price

Sold Date 15-Mar-25

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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