

# 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

292 Riversdale Road, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,595,000

### Median sale price

Median price \$2,440,000

Property Type House

Suburb Hawthorn East

Period - From 01/01/2025

to 31/03/2025

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.

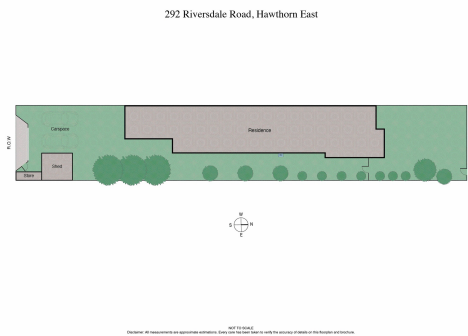
|   | Address of comparable property       | Price       | Date of sale |
|---|--------------------------------------|-------------|--------------|
| 1 | 58 Campbell Gr HAWTHORN EAST 3123    | \$1,590,000 | 14/12/2024   |
| 2 | 24 Wiseman St HAWTHORN EAST 3123     | \$1,477,000 | 06/12/2024   |
| 3 | 304 Riversdale Rd HAWTHORN EAST 3123 | \$1,460,000 | 22/11/2024   |

**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:

09/05/2025 12:56



4 2 3

**Property Type:** House  
**Land Size:** 488 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,450,000 - \$1,595,000  
**Median House Price**  
March quarter 2025: \$2,440,000

Comparable Properties



58 Campbell Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

6 2 2

**Price:** \$1,590,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Property Type:** House (Res)  
**Land Size:** 614 sqm approx



24 Wiseman St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 2

**Price:** \$1,477,000  
**Method:** Sold Before Auction  
**Date:** 06/12/2024  
**Property Type:** House (Res)  
**Land Size:** 328 sqm approx



304 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

3 1 3

**Price:** \$1,460,000  
**Method:** Private Sale  
**Date:** 22/11/2024  
**Property Type:** House  
**Land Size:** 402 sqm approx