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									
Range betwee	n \$1,450,000		&		\$1,595,000				
Median sale price									
Median price	\$2,440,000	Pro	Property Type Ho		ouse		Suburb	Hawthorn East	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress 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

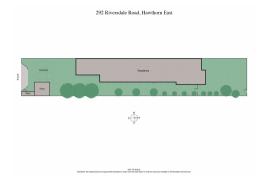
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

09/05/2025 12:56



RT Edgar





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) 6 2 2 2 Price: \$1,590,000 Method: Auction Sale Date: 14/12/2024 Property Type: House (Res) Land Size: 614 sqm approx	Agent Comments
24 Wiseman St HAWTHORN EAST 3123 (REI/VG) 2 1 2 2 Price: \$1,477,000 Method: Sold Before Auction Date: 06/12/2024 Property Type: House (Res) Land Size: 328 sqm approx	Agent Comments
304 Riversdale Rd HAWTHORN EAST 3123 (REI/VG) 3 1 3 Price: \$1,460,000 Method: Private Sale Date: 22/11/2024 Property Type: House Land Size: 402 sqm approx	Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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