

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

310A/71 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

\$120,000

&

\$132,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2024

to

31 Aug 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

113B/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$115,000	28-Aug-25
119/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$140,000	30-Jun-25
307/32-34 ST EDMONDS ROAD PRAHRAN VIC 3181	\$139,900	11-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: 03 September 2025



**113B/71 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 -

Sold Price

^{RS} **\$115,000** Sold Date **28-Aug-25**

Distance **0km**



**119/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

1 1 -

Sold Price

\$140,000 Sold Date **30-Jun-25**

Distance **0.74km**



**307/32-34 ST EDMONDS ROAD
PRAHRAN VIC 3181**

1 1 -

Sold Price

^{RS} **\$139,900** Sold Date **11-Aug-25**

Distance **4.31km**

RS = Recent sale

UN = Undisclosed Sale

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