

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

4/305 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$599,000

Median sale price

Median price

\$614,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

17/11/2024

to

16/11/2025

Source

Property Data

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	306/2 Golding St HAWTHORN 3122	\$610,000	13/11/2025
2	4/488 Glenferrie Rd HAWTHORN 3122	\$583,000	28/10/2025
3	8/574 Glenferrie Rd HAWTHORN 3122	\$590,000	04/10/2025

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:

17/11/2025 09:35

4/305 Riversdale Road, Hawthorn East Vic 3123



James Annett
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Indicative Selling Price

\$599,000

Median Unit Price

17/11/2024 - 16/11/2025: \$614,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



306/2 Golding St HAWTHORN 3122 (REI)

Agent Comments

2 2 1

Price: \$610,000

Method: Private Sale

Date: 13/11/2025

Property Type: Apartment



4/488 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$583,000

Method: Private Sale

Date: 28/10/2025

Property Type: Apartment



8/574 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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