

## 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

5/64-66 RIVERSDALE ROAD HAWTHORN VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2024

to

30 Sep 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

4/63 WATTLE ROAD HAWTHORN VIC 3122

\$876,000

31-May-25

2/32 MANNINGTREE ROAD HAWTHORN VIC 3122

\$890,000

24-May-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: 13 October 2025


**4/63 WATTLE ROAD HAWTHORN  
VIC 3122**

Sold Price

**\$876,000**

Sold Date

**31-May-25**
 2

 1

 1

Distance

**0.48km**

**2/32 MANNINGTREE ROAD  
HAWTHORN VIC 3122**

Sold Price

**\$890,000**

Sold Date

**24-May-25**
 2

 1

 1

Distance

**0.6km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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