

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 9/349 Riversdale Road, Hawthorn East

Indicative selling price

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

Single price \$845,000

Median sale price

Median price \$658,500

Property type 2 bed apartment

Suburb Hawthorn East

Period - From Dec 2024

to

Nov 2025

Source www.realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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 22/349 Riversdale Rd. Hawthorn East	\$1,095,000	24.11.2025
2 57/349 Riversdale Rd. Hawthorn East	\$1,095,000	18.09.2025
3 10/349 Riversdale Rd. Hawthorn East	\$850,000	14.07.2025

This Statement of Information was prepared on: 15.12.2025