Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

g12/17 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$750,000 & \$800,000	Range between	\$750,000	&	\$800,000
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Median sale price

Median price	\$590,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/07/2024	to	30/06/2025	S	ource	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	12/474 Glenferrie Rd HAWTHORN 3122	\$812,000	13/06/2025
2	221/6 Lisson Gr HAWTHORN 3122	\$790,000	12/06/2025
3	301/121 Riversdale Rd HAWTHORN 3122	\$845,000	10/05/2025

OR

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

This Statement of Information was prepared on:	10/07/2025 15:38







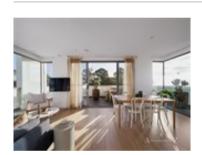


Rooms: 3

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$750,000 - \$800,000 **Median Unit Price** Year ending June 2025: \$590,000

Comparable Properties



12/474 Glenferrie Rd HAWTHORN 3122 (REI)

Price: \$812,000 Method: Private Sale Date: 13/06/2025

Property Type: Apartment

Agent Comments



221/6 Lisson Gr HAWTHORN 3122 (REI)

2



Agent Comments

Price: \$790,000 Method: Private Sale Date: 12/06/2025

Property Type: Apartment



301/121 Riversdale Rd HAWTHORN 3122 (REI)



Price: \$845,000 Method: Auction Sale Date: 10/05/2025

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



