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	20/64-66 Riversdale Road, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$820,000	&	\$890,000
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Median sale price

Median price	\$597,500	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/04/2025	to	30/06/2025	9	Source	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	301/121 Riversdale Rd HAWTHORN 3122	\$845,000	10/05/2025
2	313/2a Montrose PI HAWTHORN EAST 3123	\$841,000	16/04/2025
3	42/8 Wallen Rd HAWTHORN 3122	\$940,000	28/03/2025

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:	16/07/2025 11:39





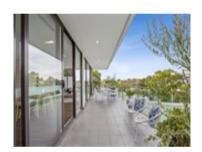




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$820,000 - \$890,000 **Median Unit Price** June quarter 2025: \$597,500

Comparable Properties



301/121 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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

Property Type: Apartment



313/2a Montrose PI HAWTHORN EAST 3123 (REI/VG)

2





Agent Comments

Price: \$841,000 Method: Private Sale Date: 16/04/2025

Property Type: Apartment



42/8 Wallen Rd HAWTHORN 3122 (REI/VG)



Price: \$940,000 Method: Private Sale Date: 28/03/2025

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 98305966





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