

# 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

20/64-66 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)

Range between \$820,000 & \$890,000

### Median sale price

Median price \$597,500

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2025

to 30/06/2025

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	Price	Date of sale
1	301/121 Riversdale Rd HAWTHORN 3122	\$845,000	10/05/2025
2	313/2a Montrose Pl 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 comparable properties 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



 2  2  2

**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**

 2  2  1

**Price:** \$845,000

**Method:** Auction Sale

**Date:** 10/05/2025

**Property Type:** Apartment



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

**Agent Comments**

 2  2  2

**Price:** \$841,000

**Method:** Private Sale

**Date:** 16/04/2025

**Property Type:** Apartment



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

**Agent Comments**

 2  2  2

**Price:** \$940,000

**Method:** Private Sale

**Date:** 28/03/2025

**Property Type:** Apartment

**Account - Jellis Craig** | P: 98305966