

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

101/402 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$600,500

Property Type Unit

Suburb Hawthorn East

Period - From 12/06/2024

to

11/06/2025

Source

Property Data

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	303/553 Burke Rd CAMBERWELL 3124	\$1,250,000	29/05/2025
2	203/706 Burwood Rd HAWTHORN EAST 3123	\$1,355,000	01/05/2025
3	901/8 Montrose St HAWTHORN EAST 3123	\$1,320,000	25/04/2025

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:

12/06/2025 15:50

101/402 Riversdale Road, Hawthorn East Vic 3123



Jessica Zhang
9810 5000
0452 468 117

jessicazhang@jellisrcraig.com.au

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median Unit Price

12/06/2024 - 11/06/2025: \$600,500



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



303/553 Burke Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 3

Price: \$1,250,000

Method: Private Sale

Date: 29/05/2025

Property Type: Apartment



203/706 Burwood Rd HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 2

Price: \$1,355,000

Method: Private Sale

Date: 01/05/2025

Property Type: Apartment



901/8 Montrose St HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 2

Price: \$1,320,000

Method: Private Sale

Date: 25/04/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.