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	4/109 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $590,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2024 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	8/187 Auburn Rd HAWTHORN 3122	$645,000	09/08/2025
2	6/21 Elphin Gr HAWTHORN 3122	$657,000	19/06/2025
3			

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: 12/08/2025 12:28

4/109 Riversdale Road, Hawthorn Vic 3122

THE AGENCY



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
Year ending June 2025: $590,000

Comparable Properties



8/187 Auburn Rd HAWTHORN 3122 (REI)

2 1 1

Price: $645,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Apartment

Agent Comments



6/21 Elphin Gr HAWTHORN 3122 (REI)

2 1 1

Price: $657,000
Method: Sold Before Auction
Date: 19/06/2025
Property Type: Apartment

Agent Comments

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.

Account - The Agency Victoria | P: 03 8578 0388

REIV THE DIFFERENCE

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