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	5/64-66 RIVERSDALE ROAD HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$850,000	&	$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$569,000	Property type	Unit	Suburb	Hawthorn
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
4/63 WATTLE ROAD HAWTHORN VIC 3122	$876,000	31-May-25
2/32 MANNINGTREE ROAD HAWTHORN VIC 3122	$890,000	24-May-25

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 6 months.

This Statement of Information was prepared on: 13 October 2025

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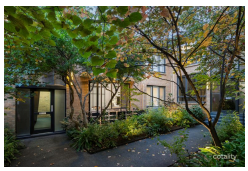
4/63 WATTLE ROAD HAWTHORN VIC 3122

2 1 1

Sold Price **$876,000** Sold Date **31-May-25**

Distance **0.48km**



2/32 MANNINGTREE ROAD HAWTHORN VIC 3122

2 1 1

Sold Price **$890,000** Sold Date **24-May-25**

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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