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	502/81-83 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $580,000 & $620,000

Median sale price

Median price $600,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2025 to 30/09/2025 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	12/45 Church St HAWTHORN 3122	$625,000	07/10/2025
2	307/311 Burwood Rd HAWTHORN 3122	$581,000	22/07/2025
3	110/8 Luton La HAWTHORN 3122	$590,000	04/06/2025

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: 16/10/2025 18:02

502/81-83 Riversdale Road, Hawthorn Vic 3122

JellisCraig

Karen Chung
03 9810 5000
0488 618 816
KarenChung@jelliscraig.com.au



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$580,000 - $620,000
Median Unit Price
September quarter 2025: $600,000

Comparable Properties



12/45 Church St HAWTHORN 3122 (REI)

2 2 2

Price: $625,000
Method: Private Sale
Date: 07/10/2025
Property Type: Apartment

Agent Comments



307/311 Burwood Rd HAWTHORN 3122 (REI/VG)

2 2 1

Price: $581,000
Method: Private Sale
Date: 22/07/2025
Property Type: Apartment

Agent Comments



110/8 Luton La HAWTHORN 3122 (REI/VG)

2 2 1

Price: $590,000
Method: Private Sale
Date: 04/06/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE | propertydata.com.au

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