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	6/325 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $620,000 & $660,000

Median sale price

Median price $628,500 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2025 to 31/03/2026 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	12/50 Leura Gr HAWTHORN EAST 3123	$640,000	18/05/2026
2	5/32 Manningtree Rd HAWTHORN 3122	$680,000	02/05/2026
3	8/25 Glen St HAWTHORN 3122	$640,000	28/03/2026

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: 22/05/2026 11:25

6/325 Riversdale Road, Hawthorn East Vic 3123

George Mitry
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2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$620,000 - $660,000
Median Unit Price
Year ending March 2026: $628,500

Comparable Properties



12/50 Leura Gr HAWTHORN EAST 3123 (REI)

2 1 1

Price: $640,000
Method: Private Sale
Date: 18/05/2026
Property Type: Apartment

Agent Comments

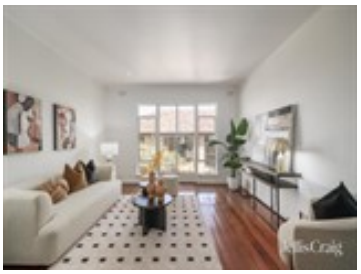


5/32 Manningtree Rd HAWTHORN 3122 (REI)

2 1 1

Price: $680,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Apartment

Agent Comments



8/25 Glen St HAWTHORN 3122 (REI/VG)

2 1 1

Price: $640,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Apartment

Agent Comments

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