

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 \$600,000 & \$660,000

Median sale price

Median price \$665,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2025 to 31/12/2025 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	4/146 Riversdale Rd HAWTHORN 3122	\$625,000	14/02/2026
2	5/36-38 Elphin Gr HAWTHORN 3122	\$670,000	08/02/2026
3	1/892 Burke Rd CANTERBURY 3126	\$640,000	29/11/2025

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: 12/03/2026 16:16



Rooms: 3
Property Type: Apartment
Land Size: 866.934 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
December quarter 2025: \$665,000

Comparable Properties



4/146 Riversdale Rd HAWTHORN 3122 (REI/VG)

[Agent Comments](#)



Price: \$625,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Apartment



5/36-38 Elphin Gr HAWTHORN 3122 (REI)

[Agent Comments](#)



Price: \$670,000
Method: Sold Before Auction
Date: 08/02/2026
Property Type: Apartment



1/892 Burke Rd CANTERBURY 3126 (VG)

[Agent Comments](#)



Price: \$640,000
Method: Sale
Date: 29/11/2025
Property Type: Strata Unit/Flat