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	211/81 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $295,000 & $305,000

Median sale price

Median price $582,000 Property Type Unit Suburb Hawthorn

Period - From 20/07/2025 to 19/07/2026 Source Property Data

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	208/32 Lilydale Gr HAWTHORN EAST 3123	$278,000	08/07/2026
2	101/6 Queens Av HAWTHORN 3122	$305,000	02/04/2026
3	3/184 Auburn Rd HAWTHORN 3122	$327,000	24/03/2026

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: 20/07/2026 16:19

211/81 Riversdale Road, Hawthorn Vic 3122

JellisCraig



1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$295,000 - $305,000
Median Unit Price
20/07/2025 - 19/07/2026: $582,000

Comparable Properties



208/32 Lilydale Gr HAWTHORN EAST 3123 (REI)

1 1 -

Price: $278,000
Method: Private Sale
Date: 08/07/2026
Property Type: Apartment

Agent Comments

101/6 Queens Av HAWTHORN 3122 (REI/VG)

1 1 -

Price: $305,000
Method: Private Sale
Date: 02/04/2026
Property Type: Apartment

Agent Comments



3/184 Auburn Rd HAWTHORN 3122 (REI/VG)

1 1 -

Price: $327,000
Method: Private Sale
Date: 24/03/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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