

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

190d Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2026 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	101/687 Toorak Rd KOOYONG 3144	\$750,000	24/01/2026
2	31/154-164 Rathmines Rd HAWTHORN EAST 3123	\$745,000	21/02/2026
3	6/90 Liddiard St HAWTHORN 3122	\$735,000	27/02/2026

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:

28/04/2026 11:16

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Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

March quarter 2026: \$600,000



 2  2  2

Property Type: Apartment

Agent Comments

Comparable Properties



101/687 Toorak Rd KOOYONG 3144 (REI/VG)

Agent Comments

 2  2  2

Price: \$750,000

Method: Private Sale

Date: 24/01/2026

Property Type: Apartment



31/154-164 Rathmines Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  2

Price: \$745,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Apartment



6/90 Liddiard St HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  2

Price: \$735,000

Method: Sold Before Auction

Date: 27/02/2026

Property Type: Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511