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	74 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $950,000 & $1,000,000

Median sale price

Median price $1,330,000 Property Type Townhouse Suburb Hawthorn

Period - From 26/05/2025 to 25/05/2026 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	188C Riversdale Rd HAWTHORN 3122	$990,000	06/03/2026
2	2/35 Riversdale Rd HAWTHORN 3122	$971,500	21/02/2026
3	3/63 Lisson Gr HAWTHORN 3122	$970,000	06/12/2025

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: 26/05/2026 15:12

74 Riversdale Road, Hawthorn Vic 3122

JellisCraig



2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$950,000 - $1,000,000
Median Townhouse Price
26/05/2025 - 25/05/2026: $1,330,000

Comparable Properties



188C Riversdale Rd HAWTHORN 3122 (REI/VG)

3 2 2

Price: $990,000
Method: Private Sale
Date: 06/03/2026
Property Type: Apartment
Land Size: 145 sqm approx

Agent Comments



2/35 Riversdale Rd HAWTHORN 3122 (REI/VG)

3 2 2

Price: $971,500
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)

Agent Comments



3/63 Lisson Gr HAWTHORN 3122 (REI/VG)

2 1 2

Price: $970,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Unit

Agent Comments

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

REIV THE DIFFERENCE

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