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	608/480 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price $659,000

Median sale price

Median price $640,000 Property Type Unit Suburb Hawthorn East

Period - From 01/07/2025 to 30/06/2026 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	G01/813 Toorak Rd HAWTHORN EAST 3123	$650,000	05/05/2026
2	510/4-14 Burke Av HAWTHORN EAST 3123	$669,000	30/04/2026
3	202/6 Butler St CAMBERWELL 3124	$630,370	28/02/2026

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: 28/07/2026 10:58

608/480 Riversdale Road, Hawthorn East Vic 3123

JellisCraig



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$659,000
Median Unit Price
Year ending June 2026: $640,000

Comparable Properties



G01/813 Toorak Rd HAWTHORN EAST 3123 (REI)

2 1 1

Price: $650,000
Method: Private Sale
Date: 05/05/2026
Property Type: Apartment

Agent Comments



510/4-14 Burke Av HAWTHORN EAST 3123 (REI)

2 1 1

Price: $669,000
Method: Private Sale
Date: 30/04/2026
Property Type: Apartment

Agent Comments



202/6 Butler St CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $630,370
Method: Auction Sale
Date: 28/02/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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