

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

20/133-135 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$370,000 & \$390,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 01/10/2023 to 30/09/2024 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	4/454 Burwood Rd HAWTHORN 3122	\$357,000	03/01/2025
2	1/41 Riversdale Rd HAWTHORN 3122	\$400,000	20/11/2024
3	3/500 Glenferrie Rd HAWTHORN 3122	\$400,000	04/11/2024

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:

09/01/2025 16:11



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Indicative Selling Price

\$370,000 - \$390,000

Median Unit Price

Year ending September 2024: \$580,000



1 1 1

Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



4/454 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$357,000

Method: Private Sale

Date: 03/01/2025

Property Type: Apartment



1/41 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$400,000

Method: Sold Before Auction

Date: 20/11/2024

Property Type: Unit



3/500 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$400,000

Method: Private Sale

Date: 04/11/2024

Property Type: Unit

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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