

# 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

2/239 Riversdale Road, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

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

Period - From 01/01/2024 to 31/12/2024 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	9/70 Auburn Rd HAWTHORN 3122	\$796,500	04/03/2025
2	10/454 Burwood Rd HAWTHORN 3122	\$777,000	05/10/2024
3			

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.~~

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**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

Year ending December 2024: \$600,000



2 2 2

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**9/70 Auburn Rd HAWTHORN 3122 (REI)**

**Agent Comments**

2 2 2

**Price:** \$796,500

**Method:** Private Sale

**Date:** 04/03/2025

**Property Type:** Townhouse (Single)



**10/454 Burwood Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$777,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** Apartment

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.

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



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