

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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.~~

This Statement of Information was prepared on:

Jonathon O'Donoghue
03 9810 5000
0412 745 707

jodonoghue@jelliscraig.com.au

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending December 2024: \$600,000



Property Type: Apartment

Agent Comments

Comparable Properties



9/70 Auburn Rd HAWTHORN 3122 (REI)



Agent Comments

Price: \$796,500

Method: Private Sale

Date: 04/03/2025

Property Type: Townhouse (Single)



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



Agent Comments

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