

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

203/147 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$340,000 & \$365,000

Median sale price

Median price \$577,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2024 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	108/771 Toorak Rd HAWTHORN EAST 3123	\$365,000	25/01/2025
2	208/862 Glenferrie Rd HAWTHORN 3122	\$351,000	24/11/2024
3	225/311 Burwood Rd HAWTHORN 3122	\$360,000	20/11/2024

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:

05/03/2025 13:18



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Property Type: Apartment

Indicative Selling Price
 \$340,000 - \$365,000
Median Unit Price
 December quarter 2024: \$577,500

Comparable Properties



108/771 Toorak Rd HAWTHORN EAST 3123 (REI)

[Agent Comments](#)

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Price: \$365,000
Method: Private Sale
Date: 25/01/2025
Property Type: Apartment
Land Size: 59 sqm approx



208/862 Glenferrie Rd HAWTHORN 3122 (VG)

[Agent Comments](#)

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Price: \$351,000
Method: Sale
Date: 24/11/2024
Property Type: Strata Unit/Flat



225/311 Burwood Rd HAWTHORN 3122 (REI/VG)

[Agent Comments](#)

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Price: \$360,000
Method: Private Sale
Date: 20/11/2024
Property Type: Apartment