

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

5/81 Pleasant Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2024 to 31/03/2025 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	514/480 Riversdale Rd HAWTHORN EAST 3123	\$700,000	05/04/2025
2	203/402 Riversdale Rd HAWTHORN EAST 3123	\$665,000	20/02/2025
3	15/52 Seymour Gr CAMBERWELL 3124	\$650,000	13/12/2024

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:

12/06/2025 11:36



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending March 2025: \$595,000

Comparable Properties

514/480 Riversdale Rd HAWTHORN EAST 3123 (VG) Agent Comments

2 - -

Price: \$700,000
Method: Sale
Date: 05/04/2025
Property Type: Strata Unit/Flat

203/402 Riversdale Rd HAWTHORN EAST 3123 (VG) Agent Comments

2 - -

Price: \$665,000
Method: Sale
Date: 20/02/2025
Property Type: Strata Unit/Flat

15/52 Seymour Gr CAMBERWELL 3124 (VG) Agent Comments

2 - -

Price: \$650,000
Method: Sale
Date: 13/12/2024
Property Type: Strata Unit/Flat



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