

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

101/402 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$600,500 Property Type Unit Suburb Hawthorn East

Period - From 12/06/2024 to 11/06/2025 Source Property Data

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	303/553 Burke Rd CAMBERWELL 3124	\$1,250,000	29/05/2025
2	203/706 Burwood Rd HAWTHORN EAST 3123	\$1,355,000	01/05/2025
3	901/8 Montrose St HAWTHORN EAST 3123	\$1,320,000	25/04/2025

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 15:50



Property Type: Apartment

Agent Comments

Comparable Properties



303/553 Burke Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 29/05/2025

Property Type: Apartment



203/706 Burwood Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$1,355,000

Method: Private Sale

Date: 01/05/2025

Property Type: Apartment



901/8 Montrose St HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$1,320,000

Method: Private Sale

Date: 25/04/2025

Property Type: Apartment