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	711/480 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $420,000 & $450,000

Median sale price

Median price $566,500 Property Type Unit Suburb Hawthorn East

Period - From 15/09/2024 to 14/09/2025 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	301/10 Lilydale Gr HAWTHORN EAST 3123	$437,000	21/08/2025
2	604/31 Queens Av HAWTHORN 3122	$412,500	25/06/2025
3	307/609 Burwood Rd HAWTHORN 3122	$427,500	23/05/2025

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: 15/09/2025 13:12

711/480 Riversdale Road, Hawthorn East Vic 3123



1 | 1 | 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000 - $450,000
Median Unit Price
15/09/2024 - 14/09/2025: $566,500

Comparable Properties



301/10 Lilydale Gr HAWTHORN EAST 3123 (REI)

1 | 1 | 1

Price: $437,000
Method: Private Sale
Date: 21/08/2025
Property Type: Apartment

Agent Comments



604/31 Queens Av HAWTHORN 3122 (REI/VG)

1 | 1 | 1

Price: $412,500
Method: Private Sale
Date: 25/06/2025
Property Type: Apartment

Agent Comments



307/609 Burwood Rd HAWTHORN 3122 (REI/VG)

1 | 1 | 1

Price: $427,500
Method: Private Sale
Date: 23/05/2025
Property Type: Apartment

Agent Comments

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

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