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	1/38 Riversdale Road, Hawthorn VIC 3122

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $590,000 Property Type Unit Suburb Hawthorn

Period - From 21/04/2025 to 20/10/2025 Source pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
2/82 Power St, Hawthorn Vic	$1,505,000	09/10/2025
201/281 Barkers Rd, Kew Vic	$1,525,000	17/07/2025

This Statement of Information was prepared on: 21/10/2025

1/38 Riversdale Road, Hawthorn VIC 3122

4 3 2

Property Type: Unit

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Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
Year ending October 2025: $590,000

Comparable Properties



2/82 Power St, Hawthorn Vic

3 2 2

Price: $1,505,000
Method: Auction Sale
Date: 09/10/2025
Property Type: Unit
Land Size:



201/281 Barkers Rd, Kew Vic

4 2 2

Price: $1,525,000
Method: Private Sale
Date: 17/07/2025
Property Type: Unit
Land Size:

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