

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

310/81-83 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn

Period - From 01/07/2025

to 30/06/2026

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	301/8 Montrose St HAWTHORN EAST 3123	\$585,300	24/06/2026
2	105/31 Queens Av HAWTHORN 3122	\$602,000	12/05/2026
3	18/523 Burwood Rd HAWTHORN 3122	\$600,000	09/05/2026

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:

23/07/2026 11:41

310/81-83 Riversdale Road, Hawthorn Vic 3122

A—Z

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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
Year ending June 2026: \$600,000

Comparable Properties



301/8 Montrose St HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$585,300
Method: Private Sale
Date: 24/06/2026
Property Type: Apartment



105/31 Queens Av HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$602,000
Method: Private Sale
Date: 12/05/2026
Property Type: Apartment



18/523 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$600,000
Method: Private Sale
Date: 09/05/2026
Property Type: Apartment

Account - A-Z Real Estate Agency | P: 03 9815 1124



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