

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 403A/71 Riversdale Road, Hawthorn, VIC 3122

Indicative selling price

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

Price Range \$120,000 & \$130,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Hawthorn (3122)
Period - From 01/01/2025 to 31/12/2025 Source Cotality

Comparable property sales

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
302B/71 RIVERSDALE ROAD, HAWTHORN VIC 3122	\$117,500	29/09/2025
107/43 PARK STREET, HAWTHORN VIC 3122	\$125,000	14/09/2025
912/1 GLENFERRIE PLACE, HAWTHORN VIC 3122	\$135,000	23/09/2025

This Statement of Information was prepared on: 04/01/2026