

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 607d/1 Drill Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2025 to 31/12/2025 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	205/21 Riversdale Rd HAWTHORN 3122	\$1,495,000	15/10/2025
2			
3			

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.

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Mackenzie Field
9810 5000
0487 336 490

MackenzieField@jellisrcraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median Unit Price

Year ending December 2025: \$590,000



 3  3  2

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



205/21 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,495,000

Method: Private Sale

Date: 15/10/2025

Property Type: Apartment

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.