

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 12/17 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$680,000 & \$740,000

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	407/862 Glenferrie Rd HAWTHORN 3122	\$703,000	05/02/2026
2	802/10 Lilydale Gr HAWTHORN EAST 3123	\$730,500	29/01/2026
3	G02/68 Barkers Rd HAWTHORN 3122	\$695,000	14/11/2025

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: 25/02/2026 17:46



 2
  2
  1

Property Type:
 Agent Comments

Indicative Selling Price
 \$680,000 - \$740,000
Median Unit Price
 Year ending December 2025: \$590,000

Comparable Properties



407/862 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

 2
  2
  1

Price: \$703,000
Method: Private Sale
Date: 05/02/2026
Property Type: Apartment



802/10 Lilydale Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$730,500
Method: Private Sale
Date: 29/01/2026
Property Type: Apartment



G02/68 Barkers Rd HAWTHORN 3122 (REI)

Agent Comments

 2
  2
  1

Price: \$695,000
Method: Private Sale
Date: 14/11/2025
Property Type: Apartment

Account - Marshall White | P: 03 9822 9999