

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

196D Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$1,350,000

Property Type

Townhouse

Suburb

Hawthorn

Period - From

14/03/2025

to

13/03/2026

Source

Property Data

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	13/64-66 Riversdale Rd HAWTHORN 3122	\$900,000	25/02/2026
2	5/64-66 Riversdale Rd HAWTHORN 3122	\$930,000	21/10/2025
3	3/18 Riversdale Rd HAWTHORN 3122	\$950,000	23/09/2025

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:

14/03/2026 11:51

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Indicative Selling Price
\$950,000

Median Townhouse Price
14/03/2025 - 13/03/2026: \$1,350,000



2 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



13/64-66 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

2 2 2

Price: \$900,000
Method: Private Sale
Date: 25/02/2026
Property Type: Apartment



5/64-66 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

2 2 2

Price: \$930,000
Method: Private Sale
Date: 21/10/2025
Property Type: Apartment



3/18 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$950,000
Method: Private Sale
Date: 23/09/2025
Property Type: Apartment

Account - Jellis Craig | P: 98305966