

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

1/181 Riversdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$310,000

&

\$340,000

Median sale price

Median price

\$865,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/04/2024

to

31/03/2025

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	1/1 Brookfield Ct HAWTHORN EAST 3123	\$341,000	29/04/2025
2	5/18 Riversdale Rd HAWTHORN 3122	\$325,000	29/01/2025
3	6/14 Liddiard St HAWTHORN 3122	\$320,000	12/12/2024

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:

22/05/2025 17:19



Property Type:
Agent Comments

Indicative Selling Price
\$310,000 - \$340,000
Median Unit Price
Year ending March 2025: \$865,000

Comparable Properties



1/1 Brookfield Ct HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$341,000
Method: Sold Before Auction
Date: 29/04/2025
Property Type: Apartment



5/18 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 29/01/2025
Property Type: Apartment



6/14 Liddiard St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 12/12/2024
Property Type: Apartment