

# 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

1/47 Riversdale Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$925,000

### Median sale price

Median price

\$616,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2026

to

30/06/2026

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 | 15/765 Burwood Rd HAWTHORN EAST 3123 | \$910,000 | 30/06/2026   |
| 2 | 16/5 Denham St HAWTHORN 3122         | \$850,000 | 17/06/2026   |
| 3 | 2/4-6 Grattan St HAWTHORN 3122       | \$900,000 | 16/05/2026   |

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:

14/08/2026 14:56

1/47 Riversdale Road, Hawthorn Vic 3122

JellisCraig



 2  2  2

**Property Type:** Apartment

**Agent Comments**

Sebastian Scanlon

03 9810 5000

0437 473 755

SebastianScanlon@jellisraig.com.au

**Indicative Selling Price**

\$850,000 - \$925,000

**Median Unit Price**

June quarter 2026: \$616,000

## Comparable Properties



**15/765 Burwood Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$910,000

**Method:** Private Sale

**Date:** 30/06/2026

**Property Type:** Apartment



**16/5 Denham St HAWTHORN 3122 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 17/06/2026

**Property Type:** Apartment



**2/4-6 Grattan St HAWTHORN 3122 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 16/05/2026

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511



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