

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

113 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$3,800,000

&

\$4,000,000

Median sale price

Median price \$2,775,000

Property Type House

Suburb Hawthorn

Period - From 01/07/2025

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	11 Salisbury Gr HAWTHORN 3122	\$3,850,000	30/05/2026
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.~~

This Statement of Information was prepared on:

11/08/2026 14:14

113 Riversdale Road, Hawthorn Vic 3122

JellisCraig



 5  4  4

Rooms: 9
Property Type: House
Land Size: 1112 sqm approx

Jonathon O'Donoghue
03 9810 5000
0412 745 707
jodonoghue@jellisrcraig.com.au
Indicative Selling Price
\$3,800,000 - \$4,000,000
Median House Price
Year ending June 2026: \$2,775,000

Comparable Properties



11 Salisbury Gr HAWTHORN 3122 (REI)

Agent Comments

 4  3  2

Price: \$3,850,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)

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.

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



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