

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

211/81 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$566,500

Property Type Unit

Suburb Hawthorn

Period - From 07/04/2025

to 06/04/2026

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	11/576 Glenferrie Rd HAWTHORN 3122	\$345,000	15/01/2026
2	12/80 Campbell Rd HAWTHORN EAST 3123	\$345,000	13/12/2025
3	314/32 Lilydale Gr HAWTHORN EAST 3123	\$320,000	15/11/2025

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:

07/04/2026 09:55



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
07/04/2025 - 06/04/2026: \$566,500

Comparable Properties



11/576 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 -

Price: \$345,000
Method: Private Sale
Date: 15/01/2026
Property Type: Apartment



12/80 Campbell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

1 1 -

Price: \$345,000
Method: Private Sale
Date: 13/12/2025
Property Type: Apartment



314/32 Lilydale Gr HAWTHORN EAST 3123 (VG)

Agent Comments

1 - -

Price: \$320,000
Method: Sale
Date: 15/11/2025
Property Type: Strata Unit/Flat