

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

3/179 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$470,000

&

\$510,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2026

to

31/03/2026

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	205/708 Burwood Rd HAWTHORN EAST 3123	\$495,000	12/02/2026
2	3/117 Victoria Rd HAWTHORN EAST 3123	\$490,000	04/12/2025
3	9/87 Denham St HAWTHORN 3122	\$490,000	03/12/2025

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:

24/04/2026 10:41



Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



205/708 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$495,000

Method: Sold Before Auction

Date: 12/02/2026

Property Type: Apartment



3/117 Victoria Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 04/12/2025

Property Type: Apartment



9/87 Denham St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 03/12/2025

Property Type: Apartment