

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

7/121 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$602,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2025

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	12/1 Domville Av HAWTHORN 3122	\$731,000	01/03/2025
2	G4/428 Tooronga Rd HAWTHORN EAST 3123	\$762,000	20/02/2025
3	104/428 Tooronga Rd HAWTHORN EAST 3123	\$760,000	08/12/2024

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:

15/05/2025 09:56

7/121 Riversdale Road, Hawthorn Vic 3122



Vivienne Chen
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2 2 1

Rooms: 1
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
March quarter 2025: \$602,000

Comparable Properties



12/1 Domville Av HAWTHORN 3122 (REI)

Agent Comments

2 1 2

Price: \$731,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Apartment



G4/428 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$762,000
Method: Expression of Interest
Date: 20/02/2025
Property Type: Apartment



104/428 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 2 2

Price: \$760,000
Method: Private Sale
Date: 08/12/2024
Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888



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