

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

74A Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$850,000 & \$890,000

Median sale price

Median price \$1,250,000 Property Type Townhouse Suburb Hawthorn

Period - From 31/08/2025 to 30/08/2026 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	3/51 Bendigo St RICHMOND 3121	\$885,000	15/08/2026
2	1/152 Power St HAWTHORN 3122	\$886,500	27/06/2026
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:

31/08/2026 12:18



2 2 1

Property Type: Townhouse

Agent Comments

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Indicative Selling Price

\$850,000 - \$890,000

Median Townhouse Price

31/08/2025 - 30/08/2026: \$1,250,000

Comparable Properties



3/51 Bendigo St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$885,000

Method: Sold Before Auction

Date: 15/08/2026

Property Type: Townhouse (Res)



1/152 Power St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 2

Price: \$886,500

Method: Auction Sale

Date: 27/06/2026

Property Type: Townhouse (Res)

Land Size: 197 sqm approx



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