

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

4/64-66 RIVERSDALE ROAD HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

5/64-66 RIVERSDALE ROAD HAWTHORN VIC 3122	\$930,000	22-Oct-25
13/64-66 RIVERSDALE ROAD HAWTHORN VIC 3122	\$900,000	25-Feb-26
4/136 CHURCH STREET HAWTHORN VIC 3122	\$880,000	28-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 12 March 2026



**5/64-66 RIVERSDALE ROAD
HAWTHORN VIC 3122**

2 2 2

Sold Price **\$930,000** Sold Date **22-Oct-25**

Distance **0km**

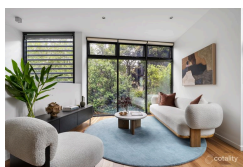


**13/64-66 RIVERSDALE ROAD
HAWTHORN VIC 3122**

2 2 -

Sold Price ^{RS} **\$900,000** Sold Date **25-Feb-26**

Distance **0km**



**4/136 CHURCH STREET
HAWTHORN VIC 3122**

2 2 1

Sold Price ^{RS} **\$880,000** Sold Date **28-Feb-26**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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