

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

102/7 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

\$1,030,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2024

to

31 Jul 2025

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

204/1 BARNET WAY RICHMOND VIC 3121	\$950,000	30-Apr-25
51 FARMER STREET RICHMOND VIC 3121	\$1,065,000	17-Apr-25
406/2A MONTROSE PLACE HAWTHORN EAST VIC 3123	\$1,050,000	09-Apr-25

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: 23 August 2025

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**204/1 BARNET WAY RICHMOND
VIC 3121**

 3  2  2

Sold Price **\$950,000** Sold Date **30-Apr-25**

Distance **1.38km**



**51 FARMER STREET RICHMOND
VIC 3121**

 3  2  1

Sold Price **\$1,065,000** Sold Date **17-Apr-25**

Distance **1.44km**



**406/2A MONTROSE PLACE
HAWTHORN EAST VIC 3123**

 3  2  2

Sold Price **\$1,050,000** Sold Date **09-Apr-25**

Distance **1.79km**

RS = Recent sale **UN** = Undisclosed Sale

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