

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

8/167 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

\$565,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Apr 2025

to

31 Mar 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

3/119 RIVERSDALE ROAD HAWTHORN VIC 3122	\$565,000	17-Dec-25
10/199 AUBURN ROAD HAWTHORN VIC 3122	\$605,000	29-Nov-25
4/185 AUBURN ROAD HAWTHORN VIC 3122	\$582,000	15-Oct-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: 14 April 2026



**3/119 RIVERSDALE ROAD
 HAWTHORN VIC 3122**

2 1 1

Sold Price **\$565,000** Sold Date **17-Dec-25**

Distance **0.38km**



**10/199 AUBURN ROAD
 HAWTHORN VIC 3122**

2 1 1

Sold Price **\$605,000** Sold Date **29-Nov-25**

Distance **0.46km**



**4/185 AUBURN ROAD HAWTHORN
 VIC 3122**

2 1 1

Sold Price **\$582,000** Sold Date **15-Oct-25**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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