

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

\$535,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$556,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2025

to

30 Jun 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

22/3 KOORYONGKOOT ROAD HAWTHORN VIC 3122	\$545,000	05-Apr-25
15/187 AUBURN ROAD HAWTHORN VIC 3122	\$565,000	22-Jan-26
15/574 GLENFERRIE ROAD HAWTHORN VIC 3122	\$540,000	02-May-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: 10 July 2026

	22/3 KOOYONGKOOT ROAD HAWTHORN VIC 3122  2  1  1	Sold Price	\$545,000	Sold Date	05-Apr-25	Distance	0.16km
	15/187 AUBURN ROAD HAWTHORN VIC 3122  2  1  1	Sold Price	\$565,000	Sold Date	22-Jan-26	Distance	0.53km
	15/574 GLENFERRIE ROAD HAWTHORN VIC 3122  2  1  1	Sold Price	\$540,000	Sold Date	02-May-26	Distance	0.56km

RS = Recent sale UN = Undisclosed Sale

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