

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

16/129-131 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

\$410,000

&

\$430,000

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

7/133-135 RIVERSDALE ROAD HAWTHORN VIC 3122	\$410,000	04-Apr-25
9/127 RIVERSDALE ROAD HAWTHORN VIC 3122	\$430,000	10-Jun-25
14/129-131 RIVERSDALE ROAD HAWTHORN VIC 3122	\$430,000	16-Mar-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: 27 August 2025



**7/133-135 RIVERSDALE ROAD
 HAWTHORN VIC 3122**

 1  1  1

Sold Price

\$410,000

Sold Date **04-Apr-25**

Distance **0.03km**



**9/127 RIVERSDALE ROAD
 HAWTHORN VIC 3122**

 1  1  1

Sold Price

\$430,000

Sold Date **10-Jun-25**

Distance **0.02km**



**14/129-131 RIVERSDALE ROAD
 HAWTHORN VIC 3122**

 1  1  1

Sold Price

Sold Date **16-Mar-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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