

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

1/946 RIVERSDALE ROAD SURREY HILLS VIC 3127

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

\$1,400,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,300,000

Property type

Other

Suburb

Surrey Hills

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

2/946 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$1,485,000	22-Feb-25
2/1045 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$1,596,000	07-Dec-24
1/25 NEWTON STREET SURREY HILLS VIC 3127	\$1,540,000	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: 26 May 2025



2/946 RIVERSDALE ROAD SURREY HILLS VIC 3127 Sold Price **\$1,485,000** Sold Date **22-Feb-25**

 4  3  2

Distance **0.02km**



2/1045 RIVERSDALE ROAD SURREY HILLS VIC 3127 Sold Price **\$1,596,000** Sold Date **07-Dec-24**

 4  3  -

Distance **0.94km**



1/25 NEWTON STREET SURREY HILLS VIC 3127 Sold Price ^{RS} **\$1,540,000** Sold Date **16-Mar-25**

 4  2  2

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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