

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

1/1075 Riversdale Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,380,000

&

\$1,500,000

Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Surrey Hills

Period - From

02/10/2023

to

01/10/2024

Source

REIV

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 six 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
1	2/31 Boisdale St SURREY HILLS 3127	\$1,690,000	12/09/2024
2	1/3 Middlesex Rd SURREY HILLS 3127	\$1,780,000	07/09/2024
3	28 Warrigal Rd SURREY HILLS 3127	\$1,600,000	26/07/2024

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 six months.~~

This Statement of Information was prepared on:

02/10/2024 14:42

1/1075 Riversdale Road, Surrey Hills Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



4 2 2

Property Type: House (Res)
Land Size: 570 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,500,000
Median House Price
02/10/2023 - 01/10/2024: \$2,300,000

Comparable Properties

2/31 Boisdale St SURREY HILLS 3127 (REI) **Agent Comments**

4 3 2

Price: \$1,690,000
Method:
Date: 12/09/2024
Property Type: Unit

1/3 Middlesex Rd SURREY HILLS 3127 (REI) **Agent Comments**

4 3 2

Price: \$1,780,000
Method:
Date: 07/09/2024
Property Type: House



28 Warrigal Rd SURREY HILLS 3127 (REI) **Agent Comments**

4 2 2

Price: \$1,600,000
Method: Private Sale
Date: 26/07/2024
Property Type: House

Account - Heavyside



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