

## 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

2/972 RIVERSDALE ROAD SURREY HILLS VIC 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$897,500

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Feb 2024

to

31 Jan 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

1/1295 TOORAK ROAD CAMBERWELL VIC 3124	\$681,000	19-Oct-24
4/91 WARRIGAL ROAD SURREY HILLS VIC 3127	\$842,000	23-Oct-24
1/972 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$520,000	01-Feb-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: 25 February 2025



**1/1295 TOORAK ROAD  
CAMBERWELL VIC 3124**

2 2 1

Sold Price **\$681,000** Sold Date **19-Oct-24**

Distance **1.67km**



**4/91 WARRIGAL ROAD SURREY  
HILLS VIC 3127**

2 1 1

Sold Price **\$842,000** Sold Date **23-Oct-24**

Distance **0.32km**



**1/972 RIVERSDALE ROAD SURREY  
HILLS VIC 3127**

1 1 -

Sold Price <sup>RS</sup> **\$520,000** Sold Date **01-Feb-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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