

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

3/972 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

\$570,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Surrey Hills

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

2/972 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$730,000	07-Jul-25
4/972 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$465,000	22-Apr-25
2/1277 TOORAK ROAD CAMBERWELL VIC 3124	\$595,000	20-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



2/972 RIVERSDALE ROAD SURREY HILLS VIC 3127 Sold Price ^{RS} **\$730,000** ^{UN} Sold Date **07-Jul-25**

 2  2  1

Distance **0km**



4/972 RIVERSDALE ROAD SURREY HILLS VIC 3127 Sold Price **\$465,000** Sold Date **22-Apr-25**

 1  1  1

Distance **0km**



2/1277 TOORAK ROAD CAMBERWELL VIC 3124 Sold Price **\$595,000** Sold Date **20-Mar-25**

 2  1  1

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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