

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

964 Riversdale Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$2,299,999

Property Type

House

Suburb

Surrey Hills

Period - From

01/07/2024

to

30/06/2025

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	69 Glyndon Rd CAMBERWELL 3124	\$2,455,000	31/05/2025
2	5 Garden Rd CAMBERWELL 3124	\$2,230,000	17/05/2025
3	20 Newton St SURREY HILLS 3127	\$2,200,000	07/05/2025

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:

29/07/2025 21:44

Stiven Mrkela
(03) 9499 7992
0410 635 201

stivenmrkela@jellisrcraig.com.au

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

Year ending June 2025: \$2,299,999



3 2 2

Property Type: House

Land Size: 929 sqm approx

Agent Comments

Comparable Properties



69 Glyndon Rd CAMBERWELL 3124 (REI)

Agent Comments

4 3 4

Price: \$2,455,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 697 sqm approx



5 Garden Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$2,230,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 701 sqm approx



20 Newton St SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$2,200,000

Method: Private Sale

Date: 07/05/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996