

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

1/1087 Riversdale Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$1,525,000

Median sale price

Median price

\$1,525,000

Property Type

Townhouse

Suburb

Surrey Hills

Period - From

04/04/2024

to

03/04/2025

Source

Property Data

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	9 Drewett St SURREY HILLS 3127	\$1,580,000	07/12/2024
2	3/310 Mont Albert Rd SURREY HILLS 3127	\$1,510,000	06/12/2024
3	2/31 Kennealy St SURREY HILLS 3127	\$1,610,000	23/11/2024

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:

04/04/2025 10:13



3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,525,000
Median Townhouse Price
04/04/2024 - 03/04/2025: \$1,525,000

Comparable Properties



9 Drewett St SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$1,580,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)
Land Size: 312 sqm approx



3/310 Mont Albert Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$1,510,000
Method: Sold Before Auction
Date: 06/12/2024
Property Type: Townhouse (Res)



2/31 Kennealy St SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$1,610,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999