

## 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

1/870 RIVERSDALE ROAD CAMBERWELL VIC 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$900,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Apr 2024

to

31 Mar 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

4/34 DURHAM ROAD SURREY HILLS VIC 3127

\$742,500

23-Nov-24

5/6 ESSEX ROAD SURREY HILLS VIC 3127

\$761,000

15-Mar-25

1/17 REGENT STREET CAMBERWELL VIC 3124

\$770,000

31-Oct-24

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: 29 April 2025



## 4/34 DURHAM ROAD SURREY HILLS VIC 3127

2 1 1

Sold Price **\$742,500** Sold Date **23-Nov-24**

Distance **0.69km**



## 5/6 ESSEX ROAD SURREY HILLS VIC 3127

2 1 1

Sold Price <sup>RS</sup> **\$761,000** Sold Date **15-Mar-25**

Distance **1.03km**



## 1/17 REGENT STREET CAMBERWELL VIC 3124

3 - 1

Sold Price **\$770,000** Sold Date **31-Oct-24**

Distance **1.03km**

RS = Recent sale UN = Undisclosed Sale

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