

## 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

3/1087 RIVERSDALE ROAD SURREY HILLS VIC 3127

### 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

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

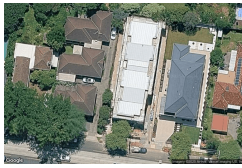
Date of sale

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 4/1087 RIVERSDALE ROAD SURREY HILLS VIC 3127 | \$1,527,000 | -         |
| 2/946 RIVERSDALE ROAD SURREY HILLS VIC 3127  | \$1,485,000 | 22-Feb-25 |
| 3/1 WEBSTER STREET CAMBERWELL VIC 3124       | \$1,280,000 | 01-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: 06 August 2025



## 4/1087 RIVERSDALE ROAD SURREY HILLS VIC 3127

3 2 2

Sold Price **\$1,527,000** Sold Date -

Distance **0km**



## 2/946 RIVERSDALE ROAD SURREY HILLS VIC 3127

4 3 2

Sold Price **\$1,485,000** Sold Date **22-Feb-25**

Distance **1.19km**



## 3/1 WEBSTER STREET CAMBERWELL VIC 3124

3 2 2

Sold Price **\$1,280,000** Sold Date **01-Mar-25**

Distance **1.3km**

**RS** = Recent sale **UN** = Undisclosed Sale

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