

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

4/946 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,300,000

Property type

Other

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

1/946 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$1,525,000	22-Jun-25
1/25 NEWTON STREET SURREY HILLS VIC 3127	\$1,540,000	16-Mar-25
2/946 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$1,485,000	22-Feb-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: 04 August 2025


**1/946 RIVERSDALE ROAD SURREY
HILLS VIC 3127**

Sold Price

^{RS}
\$1,525,000

Sold Date

22-Jun-25


4



3



2

Distance

0.04km

**1/25 NEWTON STREET SURREY
HILLS VIC 3127**

Sold Price

\$1,540,000

Sold Date

16-Mar-25


3



2



2

Distance

1.34km

**2/946 RIVERSDALE ROAD SURREY
HILLS VIC 3127**

Sold Price

\$1,485,000

Sold Date

22-Feb-25


4



3



2

Distance

0.03km
RS = Recent sale

UN = Undisclosed Sale

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