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	3/942 Riversdale Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,390,000 & $1,450,000

Median sale price

Median price $1,475,000 Property Type Townhouse Suburb Surrey Hills

Period - From 16/03/2025 to 15/03/2026 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	2/31 Bentley St SURREY HILLS 3127	$1,530,000	14/03/2026
2	2/10 Leura St SURREY HILLS 3127	$1,500,000	17/02/2026
3	2/1087 Riversdale Rd SURREY HILLS 3127	$1,301,200	14/10/2025

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: 16/03/2026 10:54

3/942 Riversdale Road, Surrey Hills Vic 3127



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,390,000 - $1,450,000
Median Townhouse Price
16/03/2025 - 15/03/2026: $1,475,000

Comparable Properties



2/31 Bentley St SURREY HILLS 3127 (REI)

4 3 2

Price: $1,530,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Townhouse (Res)

Agent Comments



2/10 Leura St SURREY HILLS 3127 (REI)

4 3 2

Price: $1,500,000
Method: Private Sale
Date: 17/02/2026
Property Type: Townhouse (Res)

Agent Comments



2/1087 Riversdale Rd SURREY HILLS 3127 (REI/VG)

3 2 2

Price: $1,301,200
Method: Private Sale
Date: 14/10/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Fletchers | P: 9836 2222 | F: 9836 9822

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