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	3/972 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	Unit	Suburb	Surrey Hills
Period-from	01 Oct 2024	to	30 Sep 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
2/972 RIVERSDALE ROAD SURREY HILLS VIC 3127	$730,000	07-Jul-25
4/972 RIVERSDALE ROAD SURREY HILLS VIC 3127	$465,000	22-Apr-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: 13 October 2025

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2/972 RIVERSDALE ROAD SURREY HILLS VIC 3127

2 2 1

Sold Price **$730,000** Sold Date **07-Jul-25**

Distance **0km**



4/972 RIVERSDALE ROAD SURREY HILLS VIC 3127

1 1 1

Sold Price **$465,000** Sold Date **22-Apr-25**

Distance **0km**

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

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