

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,475,000

### Median sale price

Median price \$1,463,500

Property Type Townhouse

Suburb Surrey Hills

Period - From 10/12/2024

to 09/12/2025

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	2/41 Pembroke St SURREY HILLS 3127	\$1,502,000	04/10/2025
2	3/1025 Riversdale Rd SURREY HILLS 3127	\$1,400,000	23/09/2025
3	4/946 Riversdale Rd SURREY HILLS 3127	\$1,475,000	30/08/2025

**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:

10/12/2025 10:27



4 3 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,475,000

**Median Townhouse Price**

10/12/2024 - 09/12/2025: \$1,463,500

## Comparable Properties



**2/41 Pembroke St SURREY HILLS 3127 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,502,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** Townhouse (Res)



**3/1025 Riversdale Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 23/09/2025

**Property Type:** Townhouse (Res)



**4/946 Riversdale Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,475,000

**Method:** Auction Sale

**Date:** 30/08/2025

**Property Type:** Townhouse (Res)

**Land Size:** 221 sqm approx

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