

# 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

1/78 Middlesex 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)

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,460,000 Property Type Townhouse Suburb Surrey Hills

Period - From 05/02/2023 to 04/02/2024 Source REIV

### 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	1/19 Albert St SURREY HILLS 3127	\$1,975,000	13/12/2023
2	1/14 Suffolk Rd SURREY HILLS 3127	\$1,815,000	06/11/2023
3	2/107 Wattle Valley Rd CAMBERWELL 3124	\$1,751,000	02/12/2023

**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:

05/02/2024 11:22

1/78 Middlesex Road, Surrey Hills Vic 3127

shelter.  
*Real Estate*

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4 3 2

**Property Type:** Townhouse

**Agent Comments**

Contemporary, timeless and nestled in a coveted leafy setting, this private street front residence provides luxurious, low-maintenance living.

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median Townhouse Price**

05/02/2023 - 04/02/2024: \$1,460,000

## Comparable Properties



1/19 Albert St SURREY HILLS 3127 (REI)

**Agent Comments**

4 2 2

**Price:** \$1,975,000

**Method:** Sold Before Auction

**Date:** 13/12/2023

**Property Type:** Unit



1/14 Suffolk Rd SURREY HILLS 3127 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$1,815,000

**Method:** Private Sale

**Date:** 06/11/2023

**Property Type:** Townhouse (Single)



2/107 Wattle Valley Rd CAMBERWELL 3124 (REI)

**Agent Comments**

3 2 2

**Price:** \$1,751,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Res)

Account - Shelter Real Estate | P: 03 9889 3990



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