

# 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 Tyndall Street, 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

\$2,600,000

&

\$2,850,000

### Median sale price

Median price

\$2,350,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/01/2023

to

31/12/2023

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	43 Kennealy St SURREY HILLS 3127	\$2,900,000	12/09/2023
2	76 Middlesex Rd SURREY HILLS 3127	\$2,800,000	12/08/2023
3			

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:

07/02/2024 16:37



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**Property Type:** House  
**Land Size:** 975 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,600,000 - \$2,850,000  
**Median House Price**  
Year ending December 2023: \$2,350,000

## Comparable Properties



**43 Kennealy St SURREY HILLS 3127 (REI)**

**Agent Comments**

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**Price:** \$2,900,000  
**Method:** Sold Before Auction  
**Date:** 12/09/2023  
**Property Type:** House (Res)  
**Land Size:** 846 sqm approx



**76 Middlesex Rd SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

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**Price:** \$2,800,000  
**Method:** Auction Sale  
**Date:** 12/08/2023  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx

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.

**Account - Jellis Craig | P: (03) 9908 5700**