

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

102 Middlesex Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,350,000 Property Type House Suburb Surrey Hills

Period - From 01/04/2023 to 31/03/2024 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	13 Maple Cr CAMBERWELL 3124	\$2,700,000	21/05/2024
2	18 Ross St SURREY HILLS 3127	\$2,670,000	23/03/2024
3	164 Wattle Valley Rd CAMBERWELL 3124	\$2,599,000	23/03/2024

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:

29/05/2024 10:24



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

Year ending March 2024: \$2,350,000

Comparable Properties



13 Maple Cr CAMBERWELL 3124 (REI)

Agent Comments

4 2 4

Price: \$2,700,000

Method: Sold Before Auction

Date: 21/05/2024

Property Type: House

Land Size: 719 sqm approx



18 Ross St SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,670,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 642 sqm approx



164 Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 4

Price: \$2,599,000

Method: Private Sale

Date: 23/03/2024

Property Type: House

Land Size: 686 sqm approx

Account - Marshall White | P: 03 9822 9999