

# 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

13 Beech 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$2,345,000 Property Type House Suburb Surrey Hills

Period - From 17/11/2022 to 16/11/2023 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	5 Thames St SURREY HILLS 3127	\$1,200,000	23/10/2023
2	9 Hood St MONT ALBERT 3127	\$1,195,000	11/11/2023
3	28 Gibson St BOX HILL SOUTH 3128	\$1,126,000	07/10/2023

**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:

17/11/2023 12:17



**Property Type:** House  
**Land Size:** 426 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
17/11/2022 - 16/11/2023: \$2,345,000

## Comparable Properties



**5 Thames St SURREY HILLS 3127 (REI)**

**Agent Comments**



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 23/10/2023  
**Property Type:** House



**9 Hood St MONT ALBERT 3127 (REI)**

**Agent Comments**



**Price:** \$1,195,000  
**Method:** Sold Before Auction  
**Date:** 11/11/2023  
**Property Type:** House  
**Land Size:** 365 sqm approx



**28 Gibson St BOX HILL SOUTH 3128 (REI)**

**Agent Comments**



**Price:** \$1,126,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** House (Res)  
**Land Size:** 345 sqm approx