

# 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

15-17 Royal Lane, 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

\$2,400,000

### Median sale price

Median price

\$2,185,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/01/2024

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	8 Wiringa Av CAMBERWELL 3124	\$2,508,000	02/03/2024
2	164 Highfield Rd CAMBERWELL 3124	\$2,300,000	11/05/2024
3	14 Beech St SURREY HILLS 3127	\$2,200,000	16/03/2024

**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:

25/06/2024 09:32



**Property Type:** Vacant lands  
**Land Size:** 440sqm and 407sqm  
 sqm approx

**Agent Comments**

Great location for either 2 new home sites or one home site, buy as a whole block or buy separately

**Indicative Selling Price**

\$2,400,000

**Median House Price**

March quarter 2024: \$2,185,000

## Comparable Properties



**8 Wirunga Av CAMBERWELL 3124 (REI/VG)**

**Agent Comments**



**Price:** \$2,508,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 868 sqm approx



**164 Highfield Rd CAMBERWELL 3124 (REI)**

**Agent Comments**



**Price:** \$2,300,000  
**Method:** Auction Sale  
**Date:** 11/05/2024  
**Property Type:** House (Res)  
**Land Size:** 734 sqm approx



**14 Beech St SURREY HILLS 3127 (REI/VG)**

**Agent Comments**



**Price:** \$2,200,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 819 sqm approx

**Account - Jellis Craig | P: 98305966**