

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

16 Valonia Avenue, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

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

Period - From 24/01/2023 to 23/01/2024 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	25 Pembroke St SURREY HILLS 3127	\$2,520,000	16/09/2023
2	25 Kennealy St SURREY HILLS 3127	\$2,500,000	29/07/2023
3	1 West Rd SURREY HILLS 3127	\$2,413,000	01/11/2023

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:

24/01/2024 09:30



Property Type: House (Previously

Occupied - Detached)

Land Size: 978 sqm approx

Agent Comments

Comparable Properties



25 Pembroke St SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$2,520,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 943 sqm approx



25 Kennealy St SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$2,500,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 921 sqm approx



1 West Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,413,000

Method: Private Sale

Date: 01/11/2023

Property Type: House

Land Size: 1159 sqm approx