

# 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

18 Kingston Road, 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 \$1,750,000 & \$1,900,000

### 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	21 Kennealy St SURREY HILLS 3127	\$2,220,000	09/12/2023
2	190 Union Rd SURREY HILLS 3127	\$1,950,000	02/12/2023
3	245 Union Rd SURREY HILLS 3127	\$1,680,000	30/11/2023

**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:

18/01/2024 10:10

18 Kingston Road, Surrey Hills Vic 3127

Tim Heavyside  
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 3  -  1

**Property Type:** House  
**Land Size:** 678 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,900,000  
**Median House Price**  
Year ending December 2023: \$2,350,000

## Comparable Properties



21 Kennealy St SURREY HILLS 3127 (REI)

**Agent Comments**

 4  2  1

**Price:** \$2,220,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 694 sqm approx



190 Union Rd SURREY HILLS 3127 (REI)

**Agent Comments**

 3  1  3

**Price:** \$1,950,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx



245 Union Rd SURREY HILLS 3127 (REI)

**Agent Comments**

 4  2  2

**Price:** \$1,680,000  
**Method:** Private Sale  
**Date:** 30/11/2023  
**Property Type:** House  
**Land Size:** 690 sqm approx

Account - Heavyside



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