

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 Ross Street, 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 \$2,405,000 Property Type House Suburb Surrey Hills

Period - From 01/10/2023 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 | 16 Norris St SURREY HILLS 3127 | \$2,590,000 | 28/10/2023 |
| 2 | 2 Suffolk Rd SURREY HILLS 3127 | \$2,505,000 | 14/02/2024 |
| 3 | 22 Banool Rd SURREY HILLS 3127 | \$2,405,000 | 14/10/2023 |

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:

26/02/2024 16:08



 4
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  2

Property Type: House (Res)
Land Size: 642 sqm (approx.) sqm approx
 Agent Comments

Indicative Selling Price
 \$2,300,000 - \$2,500,000
Median House Price
 December quarter 2023: \$2,405,000

Comparable Properties



16 Norris St SURREY HILLS 3127 (REI/VG)

Agent Comments

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Price: \$2,590,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 520 sqm approx



2 Suffolk Rd SURREY HILLS 3127 (REI)

Agent Comments

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Price: \$2,505,000
Method: Sold Before Auction
Date: 14/02/2024
Property Type: House (Res)
Land Size: 699 sqm approx



22 Banool Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

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  2

Price: \$2,405,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 597 sqm approx

Account - Marshall White | P: 03 9822 9999