

# 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

2/257 Elgar 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 \$1,150,000 & \$1,250,000

### 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	2/106 Warrigal Rd CAMBERWELL 3124	\$1,250,000	11/12/2023
2	307 Station St BOX HILL SOUTH 3128	\$1,240,000	23/11/2023
3	83 Albion Rd BOX HILL 3128	\$1,150,000	17/10/2023

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:

29/01/2024 13:33



4   2   1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
December quarter 2023: \$2,405,000

## Comparable Properties



2/106 Warrigal Rd CAMBERWELL 3124 (REI)

Agent Comments

4   2   2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 11/12/2023  
**Property Type:** Townhouse (Single)



307 Station St BOX HILL SOUTH 3128 (REI)

Agent Comments

3   2   1

**Price:** \$1,240,000  
**Method:** Sold Before Auction  
**Date:** 23/11/2023  
**Property Type:** House (Res)  
**Land Size:** 275 sqm approx



83 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 17/10/2023  
**Property Type:** House  
**Land Size:** 201 sqm approx

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