

# 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

2/5 Payne Street, 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,460,000 Property Type Townhouse Suburb Surrey Hills

Period - From 06/02/2023 to 05/02/2024 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 Claremont Cr CANTERBURY 3126	\$1,720,000	04/09/2023
2	45 Sunbury Cr SURREY HILLS 3127	\$1,595,000	18/11/2023
3	1 Kingston Rd SURREY HILLS 3127	\$1,500,000	11/10/2023

**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:

06/02/2024 13:25



**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 389m2 approx sqm  
approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median Townhouse Price**  
06/02/2023 - 05/02/2024: \$1,460,000

## Comparable Properties



**8 Claremont Cr CANTERBURY 3126 (REI/VG)**   [Agent Comments](#)



**Price:** \$1,720,000  
**Method:** Private Sale  
**Date:** 04/09/2023  
**Property Type:** House  
**Land Size:** 450 sqm approx



**45 Sunbury Cr SURREY HILLS 3127 (REI/VG)**   [Agent Comments](#)



**Price:** \$1,595,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 317 sqm approx



**1 Kingston Rd SURREY HILLS 3127 (VG)**   [Agent Comments](#)



**Price:** \$1,500,000  
**Method:** Sale  
**Date:** 11/10/2023  
**Property Type:** House (Res)  
**Land Size:** 293 sqm approx