

# 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

2/94 Warrigal 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,481,000 Property Type Townhouse Suburb Surrey Hills

Period - From 29/01/2023 to 28/01/2024 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	2/10 Valonia Av SURREY HILLS 3127	\$1,460,000	11/11/2023
2	2/310 Mont Albert Rd SURREY HILLS 3127	\$1,420,000	18/08/2023
3	3/4 Florence Rd SURREY HILLS 3127	\$1,270,000	07/12/2023

**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 11:35

2/94 Warrigal Road, Surrey Hills Vic 3127

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3 2.5 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median Townhouse Price**  
29/01/2023 - 28/01/2024: \$1,481,000

## Comparable Properties



2/10 Valonia Av SURREY HILLS 3127 (REI/VG) Agent Comments

3 2 2

**Price:** \$1,460,000  
**Method:** Sold Before Auction  
**Date:** 11/11/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 246 sqm approx



2/310 Mont Albert Rd SURREY HILLS 3127 (REI/VG) Agent Comments

3 2 2

**Price:** \$1,420,000  
**Method:** Sold Before Auction  
**Date:** 18/08/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 193 sqm approx



3/4 Florence Rd SURREY HILLS 3127 (REI/VG) Agent Comments

3 2 2

**Price:** \$1,270,000  
**Method:** Auction Sale  
**Date:** 07/12/2023  
**Property Type:** Unit

Account - Heavyside



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