

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 Graham Street, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,275,000 & \$1,375,000

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	9 Boronia St SURREY HILLS 3127	\$1,400,000	02/03/2024
2	3/138 Warrigal Rd CAMBERWELL 3124	\$1,380,000	24/11/2023
3	4/10 Shepherd St SURREY HILLS 3127	\$1,310,000	28/10/2023

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:

12/04/2024 12:59



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price
\$1,275,000 - \$1,375,000
Median House Price
Year ending December 2023: \$2,350,000

Comparable Properties



9 Boronia St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)



3/138 Warrigal Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,380,000
Method: Sold Before Auction
Date: 24/11/2023
Property Type: Townhouse (Res)



4/10 Shepherd St SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$1,310,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999