

# 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

21 Guildford Road, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,350,000

&

\$2,550,000

### Median sale price

Median price \$2,480,000

Property Type House

Suburb Surrey Hills

Period - From 01/01/2025

to

31/03/2025

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	174 Mont Albert Rd CANTERBURY 3126	\$2,460,000	15/02/2025
2	1a Wellesley St MONT ALBERT 3127	\$2,502,000	13/02/2025
3	5a Byron St CANTERBURY 3126	\$2,608,888	30/11/2024

**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:

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**Indicative Selling Price**

\$2,350,000 - \$2,550,000

**Median House Price**

March quarter 2025: \$2,480,000



4 3 2

**Property Type:** House

**Agent Comments**

## Comparable Properties



**174 Mont Albert Rd CANTERBURY 3126 (VG)**

**Agent Comments**

4 - -

**Price:** \$2,460,000

**Method:** Sale

**Date:** 15/02/2025

**Property Type:** House (Res)

**Land Size:** 460 sqm approx



**1a Wellesley St MONT ALBERT 3127 (REI/VG)**

**Agent Comments**

4 4 2

**Price:** \$2,502,000

**Method:** Sold Before Auction

**Date:** 13/02/2025

**Property Type:** House (Res)

**Land Size:** 313 sqm approx



**5a Byron St CANTERBURY 3126 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$2,608,888

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** House (Res)

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511



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