

## 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 KINGSTON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,700,000

&

\$2,970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,260,000

Property type

House

Suburb

Surrey Hills

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### 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 6 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

8 JUNCTION ROAD SURREY HILLS VIC 3127	\$3,335,000	27-May-23
29 KINGSTON ROAD SURREY HILLS VIC 3127	\$3,255,000	27-May-23
13 ALBION STREET SURREY HILLS VIC 3127	\$3,085,000	25-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 10 July 2023



Henry Qian

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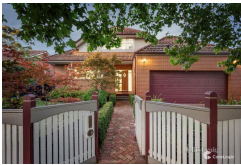
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**8 JUNCTION ROAD SURREY HILLS  
VIC 3127**

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Sold Price <sup>RS</sup> **\$3,335,000** Sold Date **27-May-23**Distance **0.07km****29 KINGSTON ROAD SURREY  
HILLS VIC 3127**

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Sold Price <sup>RS</sup> **\$3,255,000** <sup>UN</sup> Sold Date **27-May-23**Distance **0.06km****13 ALBION STREET SURREY HILLS  
VIC 3127**

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Sold Price **\$3,085,000** Sold Date **25-Feb-23**Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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