

# 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

215 Prospect Hill 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 \$1,800,000 & \$1,980,000

### Median sale price

Median price \$2,260,000 Property Type House Suburb Surrey Hills

Period - From 01/07/2022 to 30/06/2023 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	77 Durham Rd SURREY HILLS 3127	\$1,905,000	02/09/2023
2	67 Park Rd SURREY HILLS 3127	\$1,888,000	17/05/2023
3	1 Weafgreen Ct CAMBERWELL 3124	\$1,805,000	16/09/2023

**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: 13/10/2023 13:51



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending June 2023: \$2,260,000

## Comparable Properties



77 Durham Rd SURREY HILLS 3127 (REI)

Agent Comments

4 3 1

Price: \$1,905,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 500 sqm approx



67 Park Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$1,888,000

Method: Expression of Interest

Date: 17/05/2023

Property Type: House (Res)

Land Size: 534 sqm approx



1 Weafgreen Ct CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,805,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 609 sqm approx

Account - Marshall White | P: 03 9822 9999