

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

25a Elm Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$2,320,000 Property Type House Suburb Surrey Hills

Period - From 01/10/2022 to 30/09/2023 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	23 Elm St SURREY HILLS 3127	\$1,465,000	05/11/2023
2	4/10 Shepherd St SURREY HILLS 3127	\$1,310,000	28/10/2023
3	6/18 Cornell St CAMBERWELL 3124	\$1,300,000	10/11/2023

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:

21/12/2023 14:53



Rooms: 8

Property Type:

House

Comparable Properties



23 Elm St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,465,000

Method: Sold Before Auction

Date: 05/11/2023

Property Type: House (Res)

Land Size: 502 sqm approx



4/10 Shepherd St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,310,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)



6/18 Cornell St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,300,000

Method: Sold Before Auction

Date: 10/11/2023

Property Type: Unit

Land Size: 225 sqm approx