

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

26-28 Durham Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$5,000,000 & \$5,500,000

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	10 Kent Rd SURREY HILLS 3127	\$5,850,000	14/03/2023
2	18 Northcote Av BALWYN 3103	\$4,800,000	29/03/2023
3			

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:

24/07/2023 09:37

26-28 Durham Road, Surrey Hills Vic 3127

**Jellis
Craig**

Ross Stryker
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Indicative Selling Price

\$5,000,000 - \$5,500,000

Median House Price

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



 4  3  2

Rooms: 10

Property Type: House

Land Size: 1486 sqm approx

Agent Comments

Comparable Properties



10 Kent Rd SURREY HILLS 3127 (REIVG)

Agent Comments

 5  4  3

Price: \$5,850,000

Method: Private Sale

Date: 14/03/2023

Property Type: House

Land Size: 1189 sqm approx



18 Northcote Av BALWYN 3103 (VG)

Agent Comments

 5  -  -

Price: \$4,800,000

Method: Sale

Date: 29/03/2023

Property Type: House (Res)

Land Size: 1224 sqm approx

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.

Account - Jellis Craig | P: 98305966



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