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 Essex Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$3,500,000		&		\$3,850,000			
Median sale p	rice							
Median price	\$2,400,000	Pro	operty Type	Hou	se		Suburb	Surrey Hills
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	94 Guildford Rd SURREY HILLS 3127	\$3,820,000	18/06/2023
2	15 Alta St CANTERBURY 3126	\$3,800,000	17/06/2023
3	15 Cross St CANTERBURY 3126	\$3,750,000	03/08/2023

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:

07/11/2023 12:32







Rooms: 8 Property Type: House Land Size: 1065 sqm approx Agent Comments

Indicative Selling Price \$3,500,000 - \$3,850,000 Median House Price September quarter 2023: \$2,400,000

Comparable Properties



94 Guildford Rd SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$3,820,000 Method: Sold After Auction Date: 18/06/2023 Property Type: House Land Size: 734 sqm approx



15 Alta St CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$3,800,000 Method: Auction Sale Date: 17/06/2023 Property Type: House (Res) Land Size: 696 sqm approx



15 Cross St CANTERBURY 3126 (REI/VG)



Agent Comments

Price: \$3,750.000 Method: Sold Before Auction Date: 03/08/2023 Property Type: House (Res) Land Size: 879 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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