

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

28 Warrigal Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$1,750,000

&

\$1,900,000

Median sale price

Median price

\$2,350,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/04/2023

to

31/03/2024

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	85a Highfield Rd CANTERBURY 3126	\$1,570,000	07/10/2023
2	3/40 Wandsworth Rd SURREY HILLS 3127	\$1,550,000	27/11/2023
3	25 Ellsworth Cr CAMBERWELL 3124	\$1,500,000	13/09/2023

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:

31/05/2024 09:47



 2  - 

Property Type: House (Previously Occupied - Detached)
Land Size: 382 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,900,000
Median House Price
 Year ending March 2024: \$2,350,000

Comparable Properties



85a Highfield Rd CANTERBURY 3126 (REI) [Agent Comments](#)

 3  2  2

Price: \$1,570,000
Method: Auction Sale
Date: 07/10/2023
Property Type: Townhouse (Res)



3/40 Wandsworth Rd SURREY HILLS 3127 (REI/VG) [Agent Comments](#)

 3  2  2

Price: \$1,550,000
Method: Sold Before Auction
Date: 27/11/2023
Property Type: Townhouse (Res)



25 Ellsworth Cr CAMBERWELL 3124 (REI/VG) [Agent Comments](#)

 3  2  2

Price: \$1,500,000
Method: Sold Before Auction
Date: 13/09/2023
Property Type: Townhouse (Res)
Land Size: 155 sqm approx

Account - Barry Plant | P: 03 9753 2828