

# 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

2a Edyvean Street, 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

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$2,405,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/10/2023

to

31/12/2023

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 | 45 Sunbury Cr SURREY HILLS 3127   | \$1,595,000 | 18/11/2023   |
| 2 | 2/10 Valonia Av SURREY HILLS 3127 | \$1,460,000 | 11/11/2023   |
| 3 | 2/275 Elgar Rd SURREY HILLS 3127  | \$1,376,500 | 26/08/2023   |

**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:

14/02/2024 14:13

2a Edyvean Street, Surrey Hills Vic 3127

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



 3  2  2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
December quarter 2023: \$2,405,000

## Comparable Properties



**45 Sunbury Cr SURREY HILLS 3127 (REI/VG)** [Agent Comments](#)

 3  2  1

**Price:** \$1,595,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 317 sqm approx



**2/10 Valonia Av SURREY HILLS 3127 (REI/VG)** [Agent Comments](#)

 3  2  2

**Price:** \$1,460,000  
**Method:** Sold Before Auction  
**Date:** 11/11/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 246 sqm approx



**2/275 Elgar Rd SURREY HILLS 3127 (REI/VG)** [Agent Comments](#)

 3  2  2

**Price:** \$1,376,500  
**Method:** Sold Before Auction  
**Date:** 26/08/2023  
**Property Type:** House (Res)  
**Land Size:** 300 sqm approx

**Account - Heavyside**



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