

# 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 3/75 Durham Road, 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 \$1,100,000 & \$1,200,000

### 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	1/75 Durham Rd SURREY HILLS 3127	\$1,300,000	27/04/2024
2	1/16 Suffolk Rd SURREY HILLS 3127	\$1,257,000	23/03/2024
3	2/12 Tyndall St SURREY HILLS 3127	\$1,100,000	02/03/2024

**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: 05/06/2024 17:32



**Rooms:** 5  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending March 2024: \$2,350,000

## Comparable Properties



**1/75 Durham Rd SURREY HILLS 3127 (REI/VG)** **Agent Comments**



**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 27/04/2024  
**Property Type:** House (Res)  
**Land Size:** 313 sqm approx



**1/16 Suffolk Rd SURREY HILLS 3127 (REI/VG)** **Agent Comments**



**Price:** \$1,257,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** Unit



**2/12 Tyndall St SURREY HILLS 3127 (REI/VG)** **Agent Comments**



**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Unit  
**Land Size:** 209 sqm approx

**Account - Marshall White** | P: 03 9822 9999