

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 Bristol Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

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	88 Croydon Rd SURREY HILLS 3127	\$3,350,000	23/03/2024
2	4 Claremont Cr CANTERBURY 3126	\$3,335,000	17/12/2023
3	8 Durham Rd SURREY HILLS 3127	\$3,200,000	27/03/2024

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:

29/05/2024 10:29



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Rooms: 9
Property Type: House (Res)
Land Size: 626 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$3,200,000 - \$3,500,000
Median House Price
Year ending March 2024: \$2,350,000

Comparable Properties



88 Croydon Rd SURREY HILLS 3127 (REI)

[Agent Comments](#)

 4  3  2

Price: \$3,350,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 1243 sqm approx



4 Claremont Cr CANTERBURY 3126 (VG)

[Agent Comments](#)

 4  -  -

Price: \$3,335,000
Method: Sale
Date: 17/12/2023
Property Type: House (Res)
Land Size: 820 sqm approx



8 Durham Rd SURREY HILLS 3127 (REI)

[Agent Comments](#)

 5  3  3

Price: \$3,200,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 773 sqm approx

Account - Marshall White | P: 03 9822 9999