

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 Graham Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,850,000 & \$1,980,000

Median sale price

Median price \$2,400,000 Property Type House Suburb Surrey Hills

Period - From 01/07/2023 to 30/09/2023 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	38 Bentley St SURREY HILLS 3127	\$2,175,000	11/11/2023
2	9 Moorhead St CAMBERWELL 3124	\$1,915,000	23/10/2023
3	2A Elwood St SURREY HILLS 3127	\$1,860,000	18/11/2023

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: 30/11/2023 12:13



Rooms: 8

Property Type: House

Land Size: 710 sqm approx

Comparable Properties



38 Bentley St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,175,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 687 sqm approx



9 Moorhead St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,915,000

Method: Private Sale

Date: 23/10/2023

Property Type: House

Land Size: 570 sqm approx



2A Elwood St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,860,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 849 sqm approx