

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 305/629 Canterbury Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$625,000 & \$665,000

Median sale price

Median price \$863,500 Property Type Unit Suburb Surrey Hills

Period - From 12/04/2023 to 11/04/2024 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	209/109-111 Carrington Rd BOX HILL 3128	\$650,000	03/04/2024
2	118/692 Whitehorse Rd MONT ALBERT 3127	\$638,000	04/12/2023
3	204/662 Whitehorse Rd MONT ALBERT 3127	\$627,000	02/01/2024

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: 12/04/2024 15:30



2 2 1

Rooms: 5
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$625,000 - \$665,000
Median Unit Price
12/04/2023 - 11/04/2024: \$863,500

Comparable Properties



209/109-111 Carrington Rd BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$650,000
Method: Private Sale
Date: 03/04/2024
Property Type: Apartment



118/692 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

2 2 1

Price: \$638,000
Method: Private Sale
Date: 04/12/2023
Property Type: Apartment



204/662 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

2 2 1

Price: \$627,000
Method: Private Sale
Date: 02/01/2024
Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017