

# 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

35 Everton Grove, 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 \$1,950,000 & \$2,145,000

### Median sale price

Median price \$2,351,500 Property Type House Suburb Surrey Hills

Period - From 24/04/2023 to 23/04/2024 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	33 Shepherd St SURREY HILLS 3127	\$2,150,000	05/03/2024
2	211 Union Rd SURREY HILLS 3127	\$2,020,000	27/03/2024
3	190 Union Rd SURREY HILLS 3127	\$1,950,000	02/12/2023

**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:

24/04/2024 21:21



**Rooms:** 9

**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 671 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,950,000 - \$2,145,000

**Median House Price**

24/04/2023 - 23/04/2024: \$2,351,500

## Comparable Properties



**33 Shepherd St SURREY HILLS 3127 (REI)**

[Agent Comments](#)



**Price:** \$2,150,000

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** House

**Land Size:** 632 sqm approx



**211 Union Rd SURREY HILLS 3127 (REI)**

[Agent Comments](#)



**Price:** \$2,020,000

**Method:** Private Sale

**Date:** 27/03/2024

**Property Type:** House

**Land Size:** 753 sqm approx



**190 Union Rd SURREY HILLS 3127 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,950,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 656 sqm approx