

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

4/10 Norfolk Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$815,000 Property Type Unit Suburb Surrey Hills

Period - From 01/07/2022 to 30/06/2023 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.

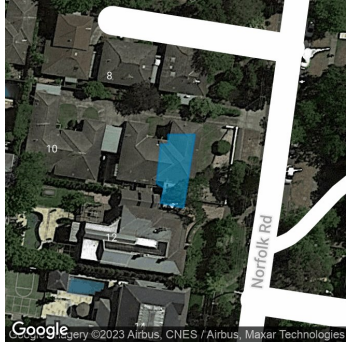
	Address of comparable property	Price	Date of sale
1	5/293-295 Mont Albert Rd SURREY HILLS 3127	\$815,000	07/10/2023
2	4/28 Milton St CANTERBURY 3126	\$780,000	09/09/2023
3	3/14 Essex Rd SURREY HILLS 3127	\$720,000	02/09/2023

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:

09/10/2023 07:26



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Property Type: Townhouse
(Single)

[Agent Comments](#)

Indicative Selling Price
\$720,000 - \$790,000
Median Unit Price
Year ending June 2023: \$815,000

Comparable Properties



5/293-295 Mont Albert Rd SURREY HILLS 3127 [Agent Comments](#)
(REI)

2 1 1

Price: \$815,000
Method: Private Sale
Date: 07/10/2023
Property Type: Unit



4/28 Milton St CANTERBURY 3126 (REI) [Agent Comments](#)

2 1 1

Price: \$780,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Unit



3/14 Essex Rd SURREY HILLS 3127 (REI) [Agent Comments](#)

2 1 1

Price: \$720,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit