

# 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

4/5 Suffolk Road, 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 \$870,000 & \$950,000

### Median sale price

Median price \$1,100,000 Property Type Unit Suburb Surrey Hills

Period - From 01/01/2024 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	1/37 Barton St SURREY HILLS 3127	\$960,000	16/12/2023
2	6/27 Chatham Rd CANTERBURY 3126	\$930,000	02/03/2024
3	2/11 Northcote Av BALWYN 3103	\$870,000	09/03/2024

**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:

23/04/2024 11:26



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**Property Type:** Unit  
**Agent Comments**

**David Ferro**  
Davidferro@jelliscraig.com.au  
0437 104 272

**Indicative Selling Price**  
\$870,000 - \$950,000  
**Median Unit Price**  
March quarter 2024: \$1,100,000

## Comparable Properties



**1/37 Barton St SURREY HILLS 3127 (REI/VG)**   **Agent Comments**

🛏️ 2   🚗 1   🚗 1

**Price:** \$960,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** Unit



**6/27 Chatham Rd CANTERBURY 3126 (REI)**   **Agent Comments**

🛏️ 2   🚗 1   🚗 1

**Price:** \$930,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Unit



**2/11 Northcote Av BALWYN 3103 (REI)**   **Agent Comments**

🛏️ 2   🚗 1   🚗 1

**Price:** \$870,000  
**Method:** Auction Sale  
**Date:** 09/03/2024  
**Property Type:** Unit

**Account - Jellis Craig | P: 98305966**