

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

41 Suffolk Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$3,900,000 & \$4,290,000

Median sale price

Median price \$2,260,000 Property Type House 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	11 Hunter Rd CAMBERWELL 3124	\$4,100,000	13/05/2023
2	4 Dryden St CANTERBURY 3126	\$3,900,000	19/07/2023
3	94 Guildford Rd SURREY HILLS 3127	\$3,820,000	18/06/2023

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:

20/09/2023 15:41



5 3 2

Property Type: House (Res)

Land Size: 892 sqm approx

Agent Comments

Comparable Properties



11 Hunter Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 3 2

Price: \$4,100,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 856 sqm approx



4 Dryden St CANTERBURY 3126 (VG)

Agent Comments

3 - -

Price: \$3,900,000

Method: Sale

Date: 19/07/2023

Property Type: House (Res)

Land Size: 879 sqm approx



94 Guildford Rd SURREY HILLS 3127 (REI)

Agent Comments

5 3 2

Price: \$3,820,000

Method: Sold After Auction

Date: 18/06/2023

Property Type: House

Land Size: 734 sqm approx