

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

46 Erasmus Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,475,000

Property Type

Townhouse

Suburb

Surrey Hills

Period - From

11/03/2025

to

10/03/2026

Source

Property Data

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 Moore St BOX HILL SOUTH 3128	\$1,250,000	28/02/2026
2	1/109 Broughton Rd SURREY HILLS 3127	\$1,190,000	21/02/2026
3	320 Station St BOX HILL SOUTH 3128	\$1,170,000	14/01/2026

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:

11/03/2026 16:06



 3  2  2

Rooms: 6

Property Type: House

Land Size: 310 sqm approx

Agent Comments

David Banks
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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

11/03/2025 - 10/03/2026: \$1,475,000

Comparable Properties



1 Moore St BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  2  2

Price: \$1,250,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 292 sqm approx



1/109 Broughton Rd SURREY HILLS 3127 (REI)

Agent Comments

 3  2  2

Price: \$1,190,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)

Land Size: 345 sqm approx



320 Station St BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  2  2

Price: \$1,170,000

Method: Private Sale

Date: 14/01/2026

Property Type: House

Land Size: 518 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511