

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 58 Croydon Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$2,350,000 Property Type House Suburb Surrey Hills

Period - From 01/04/2023 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	62 Highfield Rd CANTERBURY 3126	\$1,800,000	03/05/2024
2	18 Kingston Rd SURREY HILLS 3127	\$1,760,000	24/02/2024
3	50 Park Rd SURREY HILLS 3127	\$1,600,000	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: 30/05/2024 13:57



 3  3  3

Property Type: House
Land Size: 383 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,800,000
Median House Price
Year ending March 2024: \$2,350,000

Comparable Properties



62 Highfield Rd CANTERBURY 3126 (REI)

Agent Comments

 4  1  1

Price: \$1,800,000
Method: Sold Before Auction
Date: 03/05/2024
Property Type: House (Res)
Land Size: 379 sqm approx



18 Kingston Rd SURREY HILLS 3127 (REI)

Agent Comments

 3  1  1

Price: \$1,760,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 678 sqm approx



50 Park Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,600,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 508 sqm approx

Account - Marshall White | P: 03 9822 9999