

# 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

6/7 Montrose Street, 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 \$1,450,000 & \$1,500,000

### Median sale price

Median price \$1,436,250 Property Type Townhouse Suburb Surrey Hills

Period - From 11/04/2023 to 10/04/2024 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	3/40 Wandsworth Rd SURREY HILLS 3127	\$1,550,000	27/11/2023
2	2/22 Rochester Rd CANTERBURY 3126	\$1,482,000	23/03/2024
3	2/10 Valonia Av SURREY HILLS 3127	\$1,460,000	11/11/2023

**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:

11/04/2024 16:41



**Rooms:** 6

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,500,000

**Median Townhouse Price**

11/04/2023 - 10/04/2024: \$1,436,250

## Comparable Properties



**3/40 Wandsworth Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments



**Price:** \$1,550,000

**Method:** Sold Before Auction

**Date:** 27/11/2023

**Property Type:** Townhouse (Res)



**2/22 Rochester Rd CANTERBURY 3126 (REI)**

Agent Comments



**Price:** \$1,482,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Townhouse (Res)



**2/10 Valonia Av SURREY HILLS 3127 (REI/VG)**

Agent Comments



**Price:** \$1,460,000

**Method:** Sold Before Auction

**Date:** 11/11/2023

**Property Type:** Townhouse (Res)

**Land Size:** 246 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017