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

63 Russell Street, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$3,500,000		&		\$3,800,000			
Median sale price								
Median price	\$2,480,000	Pro	operty Type	Hou	se		Suburb	Surrey Hills
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5 Guildford Rd SURREY HILLS 3127	\$3,620,000	25/03/2025
2	18 Elm St SURREY HILLS 3127	\$3,650,800	22/02/2025
3	17 Hassett Av CANTERBURY 3126	\$3,610,000	15/02/2025

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:

14/05/2025 10:13



MARSHALL WHITE





Property Type: Land (Res) Land Size: 592 sqm approx Agent Comments Stephen Gough 03 8862 4917 0439 844 855 stephen.gough@marshallwhite.com.au

> Indicative Selling Price \$3,500,000 - \$3,800,000 Median House Price March quarter 2025: \$2,480,000

Comparable Properties

5 Guildford Rd SURREY HILLS 3127 (REI) 5 2 2 2 Price: \$3,620,000 Method: Private Sale Date: 25/03/2025 Property Type: House	Agent Comments
18 Elm St SURREY HILLS 3127 (REI/VG) 4 2 2 2 Price: \$3,650,800 Method: Sold Before Auction Date: 22/02/2025 Property Type: House (Res) Land Size: 683 sqm approx	Agent Comments
17 Hassett Av CANTERBURY 3126 (REI) 5 3 2 Price: \$3,610,000 Method: Auction Sale Date: 15/02/2025 Property Type: House (Res)	Agent Comments

Account - Marshall White | P: 03 9822 9999



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