

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$3,500,000

&

\$3,800,000

### Median sale price

Median price \$2,480,000

Property Type House

Suburb Surrey Hills

Period - From 01/01/2025

to

31/03/2025

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	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

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**Indicative Selling Price**

\$3,500,000 - \$3,800,000

**Median House Price**

March quarter 2025: \$2,480,000



 5  4  2

**Property Type:** Land (Res)

**Land Size:** 592 sqm approx

**Agent Comments**

## Comparable Properties



**5 Guildford Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

 5  2  2

**Price:** \$3,620,000

**Method:** Private Sale

**Date:** 25/03/2025

**Property Type:** House



**18 Elm St SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$3,650,800

**Method:** Sold Before Auction

**Date:** 22/02/2025

**Property Type:** House (Res)

**Land Size:** 683 sqm approx



**17 Hassett Av CANTERBURY 3126 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$3,610,000

**Method:** Auction Sale

**Date:** 15/02/2025

**Property Type:** House (Res)

**Account - Marshall White** | P: 03 9822 9999