

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

77 Croydon Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$3,500,000 & \$3,850,000

Median sale price

Median price \$2,380,000 Property Type House Suburb Surrey Hills

Period - From 19/02/2023 to 18/02/2024 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	2 Russell St SURREY HILLS 3127	\$3,555,000	09/09/2023
2	41 Suffolk Rd SURREY HILLS 3127	\$3,800,000	27/12/2023
3	25 Margaret St CANTERBURY 3126	\$3,802,500	02/12/2023

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: 19/02/2024 18:44



 5
  3
  2

Property Type: House
Land Size: 750.562 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,500,000 - \$3,850,000
Median House Price
 19/02/2023 - 18/02/2024: \$2,380,000

Comparable Properties



2 Russell St SURREY HILLS 3127 (REI/VG)

Agent Comments

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  2
  2

Price: \$3,555,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 902 sqm approx



41 Suffolk Rd SURREY HILLS 3127 (REI)

Agent Comments

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Price: \$3,800,000
Method: Private Sale
Date: 27/12/2023
Property Type: House
Land Size: 888 sqm approx



25 Margaret St CANTERBURY 3126 (REI)

Agent Comments

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  2
  2

Price: \$3,802,500
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 620 sqm approx

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