

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 Middlesex Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,405,000 Property Type House Suburb Surrey Hills

Period - From 01/10/2023 to 31/12/2023 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	24 Cooalongatta Rd CAMBERWELL 3124	\$2,835,000	11/11/2023
2	76 Middlesex Rd SURREY HILLS 3127	\$2,800,000	12/08/2023
3	20 Benson St SURREY HILLS 3127	\$2,682,000	17/09/2023

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:

29/01/2024 11:13



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Rooms: 8
Property Type: House
Land Size: 736 sqm approx

Agent Comments

Transformed by an unforgettable state-of-the-art renovation, this brilliant home offers families a lifestyle of stylish living and luxurious entertaining with sumptuous pool, landscaped garden and gated four-car parking.

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

December quarter 2023: \$2,405,000

Comparable Properties



24 Cooloongatta Rd CAMBERWELL 3124 (REI) Agent Comments

4 3 2

Price: \$2,835,000
Method: Private Sale
Date: 11/11/2023
Property Type: House
Land Size: 836 sqm approx



76 Middlesex Rd SURREY HILLS 3127 (REI/VG) Agent Comments

4 2 4

Price: \$2,800,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 724 sqm approx



20 Benson St SURREY HILLS 3127 (REI/VG) Agent Comments

4 2 2

Price: \$2,682,000
Method: Private Sale
Date: 17/09/2023
Property Type: House
Land Size: 685 sqm approx