Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

82 Croydon Road, Surrey Hills Vic 3127
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Indicative selling price

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

Range between	\$2,500,000	&	\$2,700,000

Median sale price

Median price \$2	2,400,000	Pro	perty Type	House		Suburb	Surrey Hills
Period - From 01	/07/2023 t	to	30/09/2023		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

Add	Address of comparable property		Date of sale
1	17 Weybridge St SURREY HILLS 3127	\$2,760,000	14/10/2023
2	75 Empress Rd SURREY HILLS 3127	\$2,620,000	19/09/2023
3	16 Norris St SURREY HILLS 3127	\$2,590,000	28/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/11/2023 07:55





David Banks 9810 5040 0422 868 410 davidbanks@jelliscraig.com.au

Indicative Selling Price \$2,500,000 - \$2,700,000 **Median House Price** September quarter 2023: \$2,400,000





Rooms: 7

Property Type: House

Comparable Properties



17 Weybridge St SURREY HILLS 3127 (REI)

Price: \$2,760,000 Method: Auction Sale Date: 14/10/2023

Property Type: House (Res) Land Size: 728 sqm approx

Agent Comments



75 Empress Rd SURREY HILLS 3127 (REI)



Price: \$2,620,000

Method: Sold Before Auction

Date: 19/09/2023

Property Type: House (Res)

Agent Comments



16 Norris St SURREY HILLS 3127 (REI)

Price: \$2,590,000 Method: Auction Sale Date: 28/10/2023

Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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