

# 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

83a Durham Road, 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$2,340,000 Property Type House Suburb Surrey Hills

Period - From 05/12/2022 to 04/12/2023 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	9a Langford St SURREY HILLS 3127	\$1,830,000	07/10/2023
2	15 Kingston Rd SURREY HILLS 3127	\$1,646,000	02/09/2023
3			

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:

05/12/2023 12:43

83a Durham Road, Surrey Hills Vic 3127

Tim Heavyside  
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tim@heavyside.co



 3  2  1

**Property Type:** House - Semi Detached

**Land Size:** 513 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
05/12/2022 - 04/12/2023: \$2,340,000

## Comparable Properties

9a Langford St SURREY HILLS 3127 (REI)

Agent Comments

 3  -  2

**Price:** \$1,830,000

**Method:**

**Date:** 07/10/2023

**Property Type:** House



15 Kingston Rd SURREY HILLS 3127 (REI)

Agent Comments

 3  1  2

**Price:** \$1,646,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 378 sqm approx

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.

Account - Heavyside



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