

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

61 Weybridge Street, Surrey Hills Vic 3127

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

\$2,276,500

Property Type

House

Suburb

Surrey Hills

Period - From

08/08/2021

to

07/08/2022

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	39 Wharton St SURREY HILLS 3127	\$2,630,000	05/03/2022
2	33 James St SURREY HILLS 3127	\$2,650,000	30/05/2022
3	33 Croydon Rd SURREY HILLS 3127	\$2,701,000	28/05/2022

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:

08/08/2022 13:12



4 2 2

Property Type: House

Land Size: 778.226 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

08/08/2021 - 07/08/2022: \$2,276,500

Comparable Properties



39 Wharton St SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$2,630,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 685 sqm approx



33 James St SURREY HILLS 3127 (REI)

Agent Comments

5 2 2

Price: \$2,650,000

Method: Private Sale

Date: 30/05/2022

Property Type: House



33 Croydon Rd SURREY HILLS 3127 (REI)

Agent Comments

4 1 4

Price: \$2,701,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 838 sqm approx