

# 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 44 Erasmus Street, 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 \$1,800,000 & \$1,980,000

### Median sale price

Median price \$2,270,750 Property Type House Suburb Surrey Hills

Period - From 01/10/2024 to 31/12/2024 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	24 Erasmus St SURREY HILLS 3127	\$2,280,000	24/02/2025
2	28 Erasmus St SURREY HILLS 3127	\$1,500,000	08/11/2024
3	18 Anderson St SURREY HILLS 3127	\$1,925,000	14/09/2024

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: 28/02/2025 09:31

44 Erasmus Street, Surrey Hills Vic 3127

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



 4  3  4

**Property Type:** House  
**Land Size:** 720 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
December quarter 2024: \$2,270,750

## Comparable Properties

24 Erasmus St SURREY HILLS 3127 (REI)

Agent Comments

 4  2  2

**Price:** \$2,280,000  
**Method:**  
**Date:** 24/02/2025  
**Property Type:** House



28 Erasmus St SURREY HILLS 3127 (REI)

Agent Comments

 3  1  1

**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 08/11/2024  
**Property Type:** House  
**Land Size:** 521 sqm approx



18 Anderson St SURREY HILLS 3127 (REI/VG)

Agent Comments

 3  2  3

**Price:** \$1,925,000  
**Method:** Auction Sale  
**Date:** 14/09/2024  
**Property Type:** House (Res)  
**Land Size:** 524 sqm approx

Account - Heavyside



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