

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

1/25 York Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,400,000

Property Type

Townhouse

Suburb

Surrey Hills

Period - From

04/09/2023

to

03/09/2024

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	2/533 Whitehorse Rd SURREY HILLS 3127	\$1,250,000	30/08/2024
2	2/312 Mont Albert Rd SURREY HILLS 3127	\$951,000	06/07/2024
3	1/96 Victoria Cr MONT ALBERT 3127	\$1,160,000	22/06/2024

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:

04/09/2024 15:14

1/25 York Street, Surrey Hills Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 Bedrooms 1 Bathroom 1 Car Space

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
04/09/2023 - 03/09/2024: \$1,400,000

Comparable Properties



2/533 Whitehorse Rd SURREY HILLS 3127
(REI)

Agent Comments

3 Bedrooms 2 Bathrooms 2 Car Spaces

Price: \$1,250,000
Method: Private Sale
Date: 30/08/2024
Property Type: Unit



2/312 Mont Albert Rd SURREY HILLS 3127
(REI/VG)

Agent Comments

3 Bedrooms 1 Bathroom 1 Car Space

Price: \$951,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Unit



1/96 Victoria Cr MONT ALBERT 3127 (REI)

Agent Comments

3 Bedrooms 2 Bathrooms 2 Car Spaces

Price: \$1,160,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Unit

Account - Heavyside



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