

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

4/22 CHESTNUT STREET SURREY HILLS VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,500

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

3/5 SUFFOLK ROAD SURREY HILLS VIC 3127	\$830,000	05-Oct-24
1/71 MIDDLESEX ROAD SURREY HILLS VIC 3127	\$762,000	07-Sep-24

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 6 months.

This Statement of Information was prepared on: 04 March 2025



3/5 SUFFOLK ROAD SURREY HILLS VIC 3127 Sold Price

\$830,000 Sold Date **05-Oct-24**

 2  1  -

Distance **1.75km**



1/71 MIDDLESEX ROAD SURREY HILLS VIC 3127 Sold Price

\$762,000 Sold Date **07-Sep-24**

 2  1  1

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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