

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

9 Lambourne Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$2,800,000

&

\$3,050,000

Median sale price

Median price

\$2,350,000

Property Type

House

Suburb

Surrey Hills

Period - From

23/06/2023

to

22/06/2024

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	12 Newton St SURREY HILLS 3127	\$3,920,000	26/05/2024
2	8 Durham Rd SURREY HILLS 3127	\$3,200,000	27/03/2024
3	7 Verdun St SURREY HILLS 3127	\$2,788,000	24/02/2024

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:

23/06/2024 15:07

9 Lambourne Street, Surrey Hills Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 5  3  2

Property Type: House
Land Size: 733 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,050,000
Median House Price
23/06/2023 - 22/06/2024: \$2,350,000

Comparable Properties



12 Newton St SURREY HILLS 3127 (REI)

Agent Comments

 5  2  2

Price: \$3,920,000
Method: Sold Before Auction
Date: 26/05/2024
Property Type: House (Res)
Land Size: 903 sqm approx



8 Durham Rd SURREY HILLS 3127 (REI)

Agent Comments

 5  3  3

Price: \$3,200,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 773 sqm approx



7 Verdun St SURREY HILLS 3127 (REI/VG)

Agent Comments

 5  2  2

Price: \$2,788,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House
Land Size: 698 sqm approx

Account - Heavyside



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