

# 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 201 Prospect Hill Road, 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 & \$1,900,000

### Median sale price

Median price \$2,350,000 Property type House Suburb Surrey Hills

Period - From 01/10/2022 to 31/12/2022 Source REIV

### Comparable property sales

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
92 Warrigal Road, Surrey Hills	\$1,840,000	17/01/2023
13 Lodge Road, Camberwell	\$1,800,000	10/12/2022
13 Barkly Street, Camberwell	\$1,850,000	09/09/2022

This Statement of Information was prepared on: 27 February 2023