

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode g1/629 Canterbury Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$490,000 & \$520,000

Median sale price

Median price \$852,500 Property Type Unit 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 five kilometres of the property for sale in the last 18 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	111/629 Canterbury Rd SURREY HILLS 3127	\$490,000	16/10/2024
2	201/348 Canterbury Rd SURREY HILLS 3127	\$530,000	22/05/2024
3	208/348 Canterbury Rd SURREY HILLS 3127	\$520,000	09/04/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 25/02/2025 16:22

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Property Type:
Agent Comments

Indicative Selling Price
\$490,000 - \$520,000
Median Unit Price
December quarter 2024: \$852,500

Comparable Properties



111/629 Canterbury Rd SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 16/10/2024
Property Type: Apartment



201/348 Canterbury Rd SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 22/05/2024
Property Type: Apartment



208/348 Canterbury Rd SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 09/04/2024
Property Type: Unit

Account - The Agency Victoria | P: 03 8578 0388