

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

18 BROUGHTON ROAD 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

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,300,000

Property type

House

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

1 SYDENHAM LANE SURREY HILLS VIC 3127	\$2,150,000	24-Dec-24
16 CHARLES STREET SURREY HILLS VIC 3127	\$2,138,000	05-Dec-24
15A LEOPOLD CRESCENT MONT ALBERT VIC 3127	\$1,950,000	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



**1 SYDENHAM LANE SURREY HILLS
VIC 3127**

4 3 2

Sold Price **\$2,150,000** Sold Date **24-Dec-24**

Distance **0.49km**



**16 CHARLES STREET SURREY
HILLS VIC 3127**

4 2 1

Sold Price **\$2,138,000** Sold Date **05-Dec-24**

Distance **0.77km**



**15A LEOPOLD CRESCENT MONT
ALBERT VIC 3127**

4 2 1

Sold Price **\$1,950,000** Sold Date **07-Sep-24**

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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