

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

85 Croydon Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,260,000

Property Type House

Suburb Surrey Hills

Period - From 27/02/2022

to

26/02/2023

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	8 Marne St SURREY HILLS 3127	\$2,210,000	03/09/2022
2	7 Sherwood Rd SURREY HILLS 3127	\$1,940,000	05/10/2022
3	20 Boronia St SURREY HILLS 3127	\$1,820,000	27/08/2022

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:

27/02/2023 10:42

85 Croydon Road, Surrey Hills Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



4 1 2

Property Type: House
Land Size: 782 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
27/02/2022 - 26/02/2023: \$2,260,000

Comparable Properties

8 Marne St SURREY HILLS 3127 (REI/VG)

Agent Comments

4 1 2

Price: \$2,210,000
Method: Auction Sale
Date: 03/09/2022
Property Type: House (Res)
Land Size: 755 sqm approx



7 Sherwood Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$1,940,000
Method: Private Sale
Date: 05/10/2022
Property Type: House (Res)
Land Size: 814 sqm approx

20 Boronia St SURREY HILLS 3127 (REI/VG)

Agent Comments

3 1 3

Price: \$1,820,000
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)
Land Size: 843 sqm approx

Account - Heavyside



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