

## 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

2/24 ELM STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$897,500

Property type

Unit

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

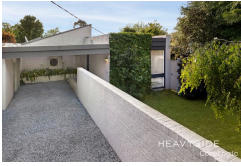
Date of sale

1/25 YORK STREET SURREY HILLS VIC 3127	\$1,250,000	30-Nov-24
21 QUEEN STREET SURREY HILLS VIC 3127	\$1,421,000	22-Feb-25

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



**1/25 YORK STREET SURREY HILLS  
VIC 3127**

Sold Price

<sup>RS</sup>

**\$1,250,000**

Sold Date **30-Nov-24**

3 1 1

Distance **1.74km**



**21 QUEEN STREET SURREY HILLS  
VIC 3127**

Sold Price

<sup>RS</sup>

**\$1,421,000**

Sold Date **22-Feb-25**

3 1 1

Distance **1.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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