

# 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

57 Surrey Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,450,000 & \$2,600,000

### Median sale price

Median price \$1,970,500 Property Type House Suburb South Yarra

Period - From 01/01/2022 to 31/12/2022 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.

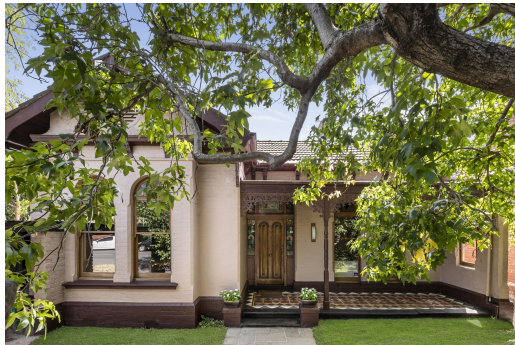
	Address of comparable property	Price	Date of sale
1	15 Davis Av SOUTH YARRA 3141	\$2,465,000	19/03/2023
2	59 Osborne St SOUTH YARRA 3141	\$2,500,000	04/11/2022
3	56 Hawksburn Rd SOUTH YARRA 3141	\$2,530,000	09/10/2022

**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:

20/03/2023 10:44



**Property Type:** House

**Land Size:** 485 sqm approx

**Agent Comments**

## Comparable Properties



**15 Davis Av SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$2,465,000

**Method:** Sold After Auction

**Date:** 19/03/2023

**Property Type:** House



**59 Osborne St SOUTH YARRA 3141 (VG)**

**Agent Comments**



**Price:** \$2,500,000

**Method:** Sale

**Date:** 04/11/2022

**Property Type:** House (Res)

**Land Size:** 432 sqm approx



**56 Hawksburn Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**



**Price:** \$2,530,000

**Method:** Sold Before Auction

**Date:** 09/10/2022

**Property Type:** House (Res)

**Land Size:** 185 sqm approx