

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

67 Park Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,650,000

&

\$1,800,000

Median sale price

Median price \$2,270,000

Property Type House

Suburb Surrey Hills

Period - From 01/01/2023

to

31/03/2023

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	66a Durham Rd SURREY HILLS 3127	\$1,800,000	22/03/2023
2	25 Grange St MONT ALBERT 3127	\$1,702,000	27/02/2023
3	15 Devon St BOX HILL SOUTH 3128	\$1,661,000	11/03/2023

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:

02/05/2023 12:35



3
 2
 2

Rooms: 6

Property Type: House (Res)

Land Size: 534 sqm approx

Agent Comments

Study nook, remote double garage, auto irrigation, north-facing terrace & secure landscaped gardens, inground trampoline

Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

March quarter 2023: \$2,270,000

Comparable Properties



66a Durham Rd SURREY HILLS 3127 (REI)

Agent Comments

3
 2
 2

Price: \$1,800,000

Method: Sold Before Auction

Date: 22/03/2023

Property Type: House (Res)

Land Size: 486 sqm approx



25 Grange St MONT ALBERT 3127 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,702,000

Method: Sold Before Auction

Date: 27/02/2023

Property Type: House (Res)

Land Size: 592 sqm approx



15 Devon St BOX HILL SOUTH 3128 (REI)

Agent Comments

3
 1
 2

Price: \$1,661,000

Method: Auction Sale

Date: 11/03/2023

Property Type: House (Res)

Land Size: 588 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088