

## 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

1/25 NEWTON 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$897,500

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Feb 2024

to

31 Jan 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

1/2 HOTHAM STREET MONT ALBERT VIC 3127	\$1,305,000	28-Dec-24
1/19 HOTHAM STREET MONT ALBERT VIC 3127	\$1,385,000	22-Jan-25
1/341 ELGAR ROAD SURREY HILLS VIC 3127	\$1,375,000	22-Nov-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: 10 February 2025



1/2 HOTHAM STREET MONT  
ALBERT VIC 3127

 3  2  2

Sold Price <sup>RS</sup> **\$1,305,000** Sold Date **28-Dec-24**

Distance **1.73km**



1/19 HOTHAM STREET MONT  
ALBERT VIC 3127

 4  2  2

Sold Price <sup>RS</sup> **\$1,385,000** Sold Date **22-Jan-25**

Distance **1.91km**



1/341 ELGAR ROAD SURREY HILLS  
VIC 3127

 4  3  2

Sold Price <sup>RS</sup> **\$1,375,000** <sup>UN</sup> Sold Date **22-Nov-24**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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