

## 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

4/22 CHESTNUT 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

\$825,000

or range  
between

&

### 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

3/5 SUFFOLK ROAD SURREY HILLS VIC 3127	\$830,000	05-Oct-24
1/71 MIDDLESEX ROAD SURREY HILLS VIC 3127	\$762,000	07-Sep-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



**3/5 SUFFOLK ROAD SURREY HILLS VIC 3127** Sold Price

**\$830,000** Sold Date **05-Oct-24**

2 1 -

Distance **1.74km**



**1/71 MIDDLESEX ROAD SURREY HILLS VIC 3127** Sold Price

**\$762,000** Sold Date **07-Sep-24**

2 1 1

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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