

# 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

2a Elwood Street, Surrey Hills Vic 3127

### Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

### Median sale price

Median price \$2,400,000

Property Type House

Suburb Surrey Hills

Period - From 01/07/2023

to 30/09/2023

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	54 Boisdale St SURREY HILLS 3127	\$2,000,000	30/05/2023
2	8 Boronia St SURREY HILLS 3127	\$1,935,500	22/07/2023
3	61 Zetland Rd MONT ALBERT 3127	\$1,800,000	27/05/2023

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:

23/10/2023 11:19

2a Elwood Street, Surrey Hills Vic 3127

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



3 1 1

**Property Type:** House  
**Land Size:** 849 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,850,000  
**Median House Price**  
September quarter 2023: \$2,400,000

## Comparable Properties



**54 Boisdale St SURREY HILLS 3127 (REI/VG)** **Agent Comments**

4 3 2

**Price:** \$2,000,000  
**Method:** Private Sale  
**Date:** 30/05/2023  
**Property Type:** House  
**Land Size:** 817 sqm approx



**8 Boronia St SURREY HILLS 3127 (REI/VG)** **Agent Comments**

3 1 2

**Price:** \$1,935,500  
**Method:** Auction Sale  
**Date:** 22/07/2023  
**Property Type:** House (Res)  
**Land Size:** 777 sqm approx



**61 Zetland Rd MONT ALBERT 3127 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 822 sqm approx

**Account** - Heavyside



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