

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

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

1/19 HOTHAM STREET MONT ALBERT VIC 3127	\$1,385,000	22-Jan-25
1/2 HOTHAM STREET MONT ALBERT VIC 3127	\$1,305,000	28-Dec-24
2/946 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$1,485,000	22-Feb-25

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: 24 February 2025



**1/19 HOTHAM STREET MONT
ALBERT VIC 3127**

4 2 2

Sold Price ^{RS} **\$1,385,000** Sold Date **22-Jan-25**

Distance **1.91km**



**1/2 HOTHAM STREET MONT
ALBERT VIC 3127**

3 2 2

Sold Price ^{RS} **\$1,305,000** Sold Date **28-Dec-24**

Distance **1.72km**



**2/946 RIVERSDALE ROAD SURREY
HILLS VIC 3127**

4 3 2

Sold Price ^{RS} **\$1,485,000** Sold Date **22-Feb-25**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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