

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

1/251 ELGAR ROAD 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,500

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Mar 2024

to

28 Feb 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

2/43 COMBARTON STREET BOX HILL VIC 3128	\$1,251,000	22-Mar-25
2/485 ELGAR ROAD MONT ALBERT VIC 3127	\$1,160,000	17-Mar-25
1/72 ESSEX ROAD SURREY HILLS VIC 3127	\$1,200,000	15-Mar-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: 27 March 2025



2/43 COMBARTON STREET BOX HILL VIC 3128

3 2 1

Sold Price ^{RS} \$1,251,000 Sold Date 22-Mar-25

Distance 1.57km



2/485 ELGAR ROAD MONT ALBERT VIC 3127

3 2 2

Sold Price ^{RS} \$1,160,000 Sold Date 17-Mar-25

Distance 2.33km



1/72 ESSEX ROAD SURREY HILLS VIC 3127

3 1 1

Sold Price ^{RS} \$1,200,000 Sold Date 15-Mar-25

Distance 1.83km

RS = Recent sale UN = Undisclosed Sale

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