

# 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

16 Lambourne 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)

Range between

\$2,200,000

&

\$2,400,000

### Median sale price

Median price

\$2,320,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/07/2025

to

30/09/2025

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 | 15 Suffolk Rd SURREY HILLS 3127 | \$2,820,000 | 20/09/2025   |
| 2 | 9 Thomas St CAMBERWELL 3124     | \$2,450,000 | 13/09/2025   |
| 3 | 18 St Johns Av MONT ALBERT 3127 | \$3,030,000 | 04/09/2025   |

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:

13/11/2025 16:17



 5  2  2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,200,000 - \$2,400,000

**Median House Price**

September quarter 2025: \$2,320,000

## Comparable Properties



**15 Suffolk Rd SURREY HILLS 3127 (REI)**

Agent Comments

 4  3  2

**Price:** \$2,820,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** House (Res)

**Land Size:** 699 sqm approx



**9 Thomas St CAMBERWELL 3124 (REI)**

Agent Comments

 4  2  2

**Price:** \$2,450,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 569 sqm approx



**18 St Johns Av MONT ALBERT 3127 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$3,030,000

**Method:** Auction Sale

**Date:** 04/09/2025

**Property Type:** House (Res)

**Land Size:** 497 sqm approx

**Account - Atria Real Estate**