

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

18A CLYDE 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

\$1,880,000

&

\$2,068,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,500

Property type

Unit

Suburb

Surrey Hills

Period-from

01 May 2024

to

30 Apr 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

1/24 NORBERT STREET BALWYN VIC 3103	\$1,965,000	02-Dec-24
134A MAUD STREET BALWYN NORTH VIC 3104	\$1,988,000	27-Mar-25
35 WHARTON STREET SURREY HILLS VIC 3127	\$1,910,000	17-May-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: 22 May 2025



**1/24 NORBERT STREET BALWYN
VIC 3103**

 4  3  2

Sold Price

\$1,965,000

Sold Date

02-Dec-24

Distance

1.43km



**134A MAUD STREET BALWYN
NORTH VIC 3104**

 4  4  2

Sold Price

^{RS} **\$1,988,000**

Sold Date

27-Mar-25

Distance

2.26km



**35 WHARTON STREET SURREY
HILLS VIC 3127**

 3  2  2

Sold Price

^{RS} **\$1,910,000**

Sold Date

17-May-25

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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