

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

20 Scottsdale Street, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,750,000

&

\$3,000,000

Median sale price

Median price

\$2,299,999

Property Type

House

Suburb

Surrey Hills

Period - From

01/07/2024

to

30/06/2025

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	26 Russell St SURREY HILLS 3127	\$2,890,000	22/08/2025
2	42 Weybridge St SURREY HILLS 3127	\$2,950,000	07/07/2025
3	26 Langford St SURREY HILLS 3127	\$2,999,000	17/05/2025

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:

05/09/2025 13:49

20 Scottsdale Street, Surrey Hills Vic 3127

Stefan Cook
0423 858 058
stefan@heavyside.co



4 3 4

Property Type: House (Res)
Land Size: 1064 sqm approx
Agent Comments

Indicative Selling Price
\$2,750,000 - \$3,000,000
Median House Price
Year ending June 2025: \$2,299,999

Comparable Properties



26 Russell St SURREY HILLS 3127 (REI)

Agent Comments

5 3 2

Price: \$2,890,000
Method: Sold Before Auction
Date: 22/08/2025
Property Type: House (Res)
Land Size: 935 sqm approx



42 Weybridge St SURREY HILLS 3127 (REI)

Agent Comments

5 3 1

Price: \$2,950,000
Method: Expression of Interest
Date: 07/07/2025
Property Type: House (Res)
Land Size: 878 sqm approx



26 Langford St SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,999,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 822 sqm approx

Account - Heavyside



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