

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

21 Graham Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$1,750,000

&

\$1,900,000

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	19 Goodwood St SURREY HILLS 3127	\$1,970,000	30/08/2025
2	60 Boisdale St SURREY HILLS 3127	\$1,900,000	30/08/2025
3	43 Russell St SURREY HILLS 3127	\$1,880,000	22/03/2025

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:

22/09/2025 17:54

21 Graham Street, Surrey Hills Vic 3127

Wendy Zhou
0420 824 677
wendy@heavyside.co



Property Type:
Divorce/Estate/Family Transfers
Land Size: 746 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
Year ending June 2025: \$2,299,999

Comparable Properties



19 Goodwood St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,970,000
Method: Private Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 650 sqm approx



60 Boisdale St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,900,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 788 sqm approx



43 Russell St SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$1,880,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 667 sqm approx

Account - Heavyside



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