

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

2/24 ELM 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,500

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

1/25 YORK STREET SURREY HILLS VIC 3127	\$1,250,000	30-Nov-24
21 QUEEN STREET SURREY HILLS VIC 3127	\$1,421,000	22-Feb-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: 04 March 2025



**1/25 YORK STREET SURREY HILLS
VIC 3127**

 3  1  1

Sold Price

^{RS}

\$1,250,000

Sold Date

30-Nov-24

Distance

1.74km



**21 QUEEN STREET SURREY HILLS
VIC 3127**

 3  1  1

Sold Price

^{RS}

\$1,421,000

Sold Date

22-Feb-25

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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