

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

27 Wharton Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$3,525,000

Median sale price

Median price

\$2,281,500

Property Type

House

Suburb

Surrey Hills

Period - From

29/03/2024

to

28/03/2025

Source

Property Data

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	86 Croydon Rd SURREY HILLS 3127	\$3,545,000	23/11/2024
2			
3			

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:

29/03/2025 16:32

27 Wharton Street, Surrey Hills Vic 3127



 5  3  5

Property Type: House
Land Size: 686 sqm approx
Agent Comments

Indicative Selling Price
\$3,525,000
Median House Price
29/03/2024 - 28/03/2025: \$2,281,500

Comparable Properties



86 Croydon Rd SURREY HILLS 3127 (REI)

Agent Comments

 5  3  1

Price: \$3,545,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 759 sqm approx

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.

Account - Heavyside



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