

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

4/2-4 PARK ROAD 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

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Apr 2024

to

31 Mar 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

104/300 ELGAR ROAD BOX HILL SOUTH VIC 3128	\$385,000	04-Nov-24
5/28 ASHTED ROAD BOX HILL VIC 3128	\$380,000	22-Jan-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: 24 April 2025



104/300 ELGAR ROAD BOX HILL SOUTH VIC 3128

Sold Price

^{RS}

\$385,000

Sold Date **04-Nov-24**

1

1

1

Distance

0.9km



5/28 ASHTED ROAD BOX HILL VIC 3128

Sold Price

\$380,000

Sold Date **22-Jan-25**

2

1

1

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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