# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address Including suburb and postcode	44 Erasmus Street, Surrey Hills Vic 3127

#### Indicative selling price

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

Range between \$1,800,000	&	\$1,980,000
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#### Median sale price

Median price	\$2,270,750	Pro	perty Type	House		Suburb	Surrey Hills
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	24 Erasmus St SURREY HILLS 3127	\$2,280,000	24/02/2025
2	28 Erasmus St SURREY HILLS 3127	\$1,500,000	08/11/2024
3	18 Anderson St SURREY HILLS 3127	\$1,925,000	14/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/02/2025 09:31
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Property Type: House Land Size: 720 sqm approx

**Agent Comments** 

Tim Heavyside 94703390 0403020404 tim@heavyside.co

**Indicative Selling Price** \$1,800,000 - \$1,980,000 **Median House Price** December guarter 2024: \$2,270,750

# Comparable Properties

24 Erasmus St SURREY HILLS 3127 (REI)







Price: \$2,280,000

Method:

Date: 24/02/2025 Property Type: House Agent Comments



28 Erasmus St SURREY HILLS 3127 (REI)







Agent Comments

Price: \$1,500,000 Method: Private Sale Date: 08/11/2024 Property Type: House Land Size: 521 sqm approx



18 Anderson St SURREY HILLS 3127 (REI/VG)









Agent Comments

Price: \$1,925,000 Method: Auction Sale Date: 14/09/2024

Property Type: House (Res) Land Size: 524 sqm approx

Account - Heavyside





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