

# 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

44 Erasmus Street, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$2,270,750

Property 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	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 comparable properties 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



4 3 4

Property Type: House  
Land Size: 720 sqm approx  
Agent Comments

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

## Comparable Properties

24 Erasmus St SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,280,000  
Method:  
Date: 24/02/2025  
Property Type: House



28 Erasmus St SURREY HILLS 3127 (REI)

Agent Comments

3 1 1

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

3 2 3

Price: \$1,925,000  
Method: Auction Sale  
Date: 14/09/2024  
Property Type: House (Res)  
Land Size: 524 sqm approx