

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

49 BOISDALE 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

\$3,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,260,000

Property type

House

Suburb

Surrey Hills

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

11 GLEESON AVENUE CAMBERWELL VIC 3124	\$3,550,000	18-May-25
9 VENICE STREET BOX HILL SOUTH VIC 3128	\$3,100,000	21-Jun-25
5 EAST COURT CAMBERWELL VIC 3124	\$3,225,000	30-Jun-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: 03 September 2025


**11 GLEESON AVENUE
CAMBERWELL VIC 3124**
 5  4  2

Sold Price **\$3,550,000** Sold Date **18-May-25**

Distance **1.12km**

**9 VENICE STREET BOX HILL
SOUTH VIC 3128**
 5  5  2

Sold Price ^{RS} **\$3,100,000** ^{UN} Sold Date **21-Jun-25**

Distance **0.94km**

**5 EAST COURT CAMBERWELL VIC
3124**
 5  4  2

Sold Price ^{RS} **\$3,225,000** ^{UN} Sold Date **30-Jun-25**

Distance **1.05km**
RS = Recent sale

UN = Undisclosed Sale

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