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	21 Queen Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,030,000 & $1,130,000

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	7/20 Florence Rd SURREY HILLS 3127	$1,050,000	21/01/2025
2	1/172 Mont Albert Rd CANTERBURY 3126	$1,108,000	09/10/2024
3	2/72 Essex Rd SURREY HILLS 3127	$1,070,000	21/09/2024

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: 17/02/2025 10:51

21 Queen Street, Surrey Hills Vic 3127



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,030,000 - $1,130,000
Median House Price
December quarter 2024: $2,270,750

Comparable Properties



7/20 Florence Rd SURREY HILLS 3127 (REI)

3 1 2

Price: $1,050,000
Method: Private Sale
Date: 21/01/2025
Property Type: Unit

Agent Comments



1/172 Mont Albert Rd CANTERBURY 3126 (REI/VG)

3 2 2

Price: $1,108,000
Method: Sold Before Auction
Date: 09/10/2024
Property Type: Unit

Agent Comments



2/72 Essex Rd SURREY HILLS 3127 (REI/VG)

2 1 2

Price: $1,070,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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