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	8 Redvers Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $2,281,500 Property Type House Suburb Surrey Hills

Period - From 01/01/2024 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	198a Prospect Hill Rd CANTERBURY 3126	$1,670,000	17/02/2025
2	37 Hunter Rd CAMBERWELL 3124	$1,760,000	17/12/2024
3	1/91 Essex Rd SURREY HILLS 3127	$1,650,000	23/10/2024

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: 04/03/2025 17:02

8 Redvers Street, Surrey Hills Vic 3127

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3 1 1

Property Type: House

Agent Comments

Retaining authentic period character whilst delivering contemporary comforts, supreme privacy and an abundance of natural light, this timeless Edwardian provides a welcoming family base in a tree-lined cul-de-sac of heritage homes.

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
Year ending December 2024: $2,281,500

Comparable Properties



198a Prospect Hill Rd CANTERBURY 3126 (REI)

3 1 3

Price: $1,670,000
Method: Private Sale
Date: 17/02/2025
Property Type: House
Land Size: 375 sqm approx

Agent Comments



37 Hunter Rd CAMBERWELL 3124 (REI)

2 1 2

Price: $1,760,000
Method: Auction Sale
Date: 17/12/2024
Property Type: House (Res)
Land Size: 555 sqm approx

Agent Comments



1/91 Essex Rd SURREY HILLS 3127 (REI/VG)

3 2 2

Price: $1,650,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: Townhouse (Res)
Land Size: 369 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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