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	51a Durham Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,788,800 & $1,880,000

Median sale price

Median price $2,144,000 Property Type House Suburb Surrey Hills

Period - From 12/10/2020 to 11/10/2021 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	18 Empress Rd SURREY HILLS 3127	$1,760,000	06/05/2021
2	245 Elgar Rd SURREY HILLS 3127	$1,807,000	12/08/2021
3	13 Elm St SURREY HILLS 3127	$1,902,000	15/05/2021

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: 12/10/2021 15:01

51a Durham Road, Surrey Hills Vic 3127



4 2 2

Rooms: 7
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,788,800 - $1,880,000
Median House Price
12/10/2020 - 11/10/2021: $2,144,000

Comparable Properties



18 Empress Rd SURREY HILLS 3127 (REI/VG)

3 1 -

Price: $1,760,000
Method: Auction Sale
Date: 06/05/2021
Property Type: House (Res)
Land Size: 269 sqm approx

Agent Comments



245 Elgar Rd SURREY HILLS 3127 (REI)

3 2 4

Price: $1,807,000
Method: Sold Before Auction
Date: 12/08/2021
Property Type: House (Res)

Agent Comments



13 Elm St SURREY HILLS 3127 (REI/VG)

4 2 1

Price: $1,902,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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