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	12 Kent Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price $3,090,000

Median sale price

Median price $2,350,000 Property Type House Suburb Surrey Hills

Period - From 18/04/2023 to 17/04/2024 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	30 Kent Rd SURREY HILLS 3127	$3,030,000	27/03/2024
2	11 Durham Rd SURREY HILLS 3127	$3,090,000	28/10/2023
3	270 Union Rd BALWYN 3103	$3,225,000	09/02/2024

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: 18/04/2024 10:19

12 Kent Road, Surrey Hills Vic 3127



3 2 2

Property Type: House
Land Size: 1186 sqm approx

Agent Comments

Indicative Selling Price
$3,090,000
Median House Price
18/04/2023 - 17/04/2024: $2,350,000

Comparable Properties



30 Kent Rd SURREY HILLS 3127 (REI)

3 2 3

Price: $3,030,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 1305 sqm approx

Agent Comments



11 Durham Rd SURREY HILLS 3127 (REI)

5 2 2

Price: $3,090,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 1240 sqm approx

Agent Comments



270 Union Rd BALWYN 3103 (REI)

5 3 2

Price: $3,225,000
Method: Private Sale
Date: 09/02/2024
Property Type: House
Land Size: 1011 sqm approx

Agent Comments

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

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