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	35 Everton Grove, Surrey Hills Vic 3127

Indicative selling price

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

Single price: $1,895,000

Median sale price

Median price: $2,185,000 Property Type: House Suburb: Surrey Hills

Period - From: 01/01/2024 to: 31/03/2024 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	83a Durham Rd SURREY HILLS 3127	$1,912,000	03/02/2024
2	6 Linden St BOX HILL SOUTH 3128	$1,910,500	01/06/2024
3	9 Albert Cr SURREY HILLS 3127	$1,880,000	14/12/2023

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: 06/06/2024 11:54

35 Everton Grove, Surrey Hills Vic 3127



4 2 2

Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments

Indicative Selling Price
$1,895,000
Median House Price
March quarter 2024: $2,185,000

Comparable Properties



83a Durham Rd SURREY HILLS 3127 (REI)

3 2 1

Price: $1,912,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 508 sqm approx

Agent Comments



6 Linden St BOX HILL SOUTH 3128 (REI)

5 2 2

Price: $1,910,500
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 678 sqm approx

Agent Comments



9 Albert Cr SURREY HILLS 3127 (REI/VG)

3 1 2

Price: $1,880,000
Method: Sold Before Auction
Date: 14/12/2023
Property Type: House (Res)
Land Size: 583 sqm approx

Agent Comments

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

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