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	1/207 Elgar Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $827,000 Property Type Unit Suburb Surrey Hills

Period - From 14/10/2023 to 13/10/2024 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	7/2 Cyril St BOX HILL SOUTH 3128	$599,999	27/04/2024
2	304/109-111 Carrington Rd BOX HILL 3128	$620,800	20/05/2024
3	111/348 Canterbury Rd SURREY HILLS 3127	$675,000	27/08/2024

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: 14/10/2024 10:07

1/207 Elgar Road, Surrey Hills Vic 3127



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
14/10/2023 - 13/10/2024: $827,000

Comparable Properties



7/2 Cyril St BOX HILL SOUTH 3128 (REI/VG)

2 1 1

Price: $599,999
Method: Auction Sale
Date: 27/04/2024
Property Type: Unit

Agent Comments



304/109-111 Carrington Rd BOX HILL 3128 (REI)

2 2 1

Price: $620,800
Method: Private Sale
Date: 20/05/2024
Property Type: Unit

Agent Comments



111/348 Canterbury Rd SURREY HILLS 3127 (REI)

2 2 1

Price: $675,000
Method: Private Sale
Date: 27/08/2024
Property Type: Unit

Agent Comments

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

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