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	31 Kent Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,284,750 Property Type House Suburb Surrey Hills

Period - From 26/03/2024 to 25/03/2025 Source Property Data

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 Albion St SURREY HILLS 3127	$2,260,000	26/10/2024
2	80 Croydon Rd SURREY HILLS 3127	$2,299,999	30/11/2024
3	11 Kennealy St SURREY HILLS 3127	$2,330,000	15/02/2025

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: 26/03/2025 11:39

31 Kent Road, Surrey Hills Vic 3127



3 2 2

Property Type: House
Land Size: 674 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
26/03/2024 - 25/03/2025: $2,284,750

Comparable Properties



18 Albion St SURREY HILLS 3127 (REI/VG)

3 2 2

Price: $2,260,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments



80 Croydon Rd SURREY HILLS 3127 (REI/VG)

3 1 3

Price: $2,299,999
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 759 sqm approx

Agent Comments



11 Kennealy St SURREY HILLS 3127 (REI)

3 2 3

Price: $2,330,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 558 sqm approx

Agent Comments

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

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