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<br>Including suburb and postcode | 1b Scottsdale Street, Surrey Hills Vic 3127 |

## Indicative selling price

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

Range between $1,250,000 & $1,350,000

## Median sale price

Median price $1,950,000 Property Type House Suburb Surrey Hills

Period - From 01/04/2026 to 30/06/2026 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 | 1/1 Hood St MONT ALBERT 3127 | $1,350,000 | 29/08/2026 |
| 2 | 3/368 Mont Albert Rd MONT ALBERT 3127 | $1,243,000 | 24/06/2026 |
| 3 | 1 Thomas St CAMBERWELL 3124 | $1,380,000 | 12/06/2026 |

**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: 10/09/2026 17:02

# 1b Scottsdale Street, Surrey Hills Vic 3127

Wendy Zhou
0420 824 677
wendy@heavyside.co




3 2 2

**Property Type:** House
**Land Size:** 334 sqm approx

Agent Comments

**Indicative Selling Price**
$1,250,000 - $1,350,000
**Median House Price**
June quarter 2026: $1,950,000

## Comparable Properties




**1/1 Hood St MONT ALBERT 3127 (REI)**

3 2 2

**Price:** $1,350,000
**Method:** Sold Before Auction
**Date:** 29/08/2026
**Property Type:** Townhouse (Res)
**Land Size:** 231 sqm approx

Agent Comments




**3/368 Mont Albert Rd MONT ALBERT 3127 (REI/VG)**

3 2 1

**Price:** $1,243,000
**Method:** Private Sale
**Date:** 24/06/2026
**Property Type:** Townhouse (Single)
**Land Size:** 249 sqm approx

Agent Comments




**1 Thomas St CAMBERWELL 3124 (REI/VG)**

4 2 2

**Price:** $1,380,000
**Method:** Private Sale
**Date:** 12/06/2026
**Property Type:** House
**Land Size:** 286 sqm approx

Agent Comments

**Account** - Heavyside

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