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	G04/28-34 Boisdale Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between $850,000 & $920,000

Median sale price

Median price $909,750 Property Type Unit Suburb Surrey Hills

Period - From 01/07/2025 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	1/88 Broughton Rd SURREY HILLS 3127	$850,000	14/08/2026
2	3/51 Lynden St CAMBERWELL 3124	$825,000	30/07/2026
3			

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: 26/08/2026 13:40

G04/28-34 Boisdale Street, Surrey Hills Vic 3127



2 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$850,000 - $920,000
Median Unit Price
Year ending June 2026: $909,750

Comparable Properties



1/88 Broughton Rd SURREY HILLS 3127 (REI)

2 2 1

Price: $850,000
Method: Private Sale
Date: 14/08/2026
Property Type: Apartment

Agent Comments



3/51 Lynden St CAMBERWELL 3124 (REI)

2 2 1

Price: $825,000
Method: Private Sale
Date: 30/07/2026
Property Type: Apartment

Agent Comments

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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