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	2/75 Warrigal Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price $699,000

Median sale price

Median price $975,000 Property Type Unit Suburb Surrey Hills

Period - From 01/10/2023 to 31/12/2023 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	3/32 Allambee Av CAMBERWELL 3124	$710,000	18/10/2023
2	5/78 Croydon Rd SURREY HILLS 3127	$700,000	16/11/2023
3	3/32 Zetland Rd MONT ALBERT 3127	$685,000	27/01/2024

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: 08/03/2024 11:31

2/75 Warrigal Road, Surrey Hills Vic 3127

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2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$699,000
Median Unit Price
December quarter 2023: $975,000

Comparable Properties



3/32 Allambee Av CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $710,000
Method: Private Sale
Date: 18/10/2023
Property Type: Unit

Agent Comments

5/78 Croydon Rd SURREY HILLS 3127 (VG)

2 - -

Price: $700,000
Method: Sale
Date: 16/11/2023
Property Type: Strata Unit/Flat

Agent Comments



3/32 Zetland Rd MONT ALBERT 3127 (REI)

2 1 1

Price: $685,000
Method: Auction Sale
Date: 27/01/2024
Property Type: Unit

Agent Comments

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