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	26-28 Durham Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $4,700,000 & $5,100,000

Median sale price

Median price $2,260,000 Property Type House Suburb Surrey Hills

Period - From 01/07/2022 to 30/06/2023 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	8 Victoria Cr MONT ALBERT 3127	$5,200,000	27/02/2023
2	3 Wentworth Av CANTERBURY 3126	$5,200,000	20/05/2023
3	18 Northcote Av BALWYN 3103	$4,800,000	29/03/2023

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: 21/08/2023 17:03

26-28 Durham Road, Surrey Hills Vic 3127

Ross Stryker
9810 5000
0401 318 772
rossstryker@jelliscraig.com.au



4 3 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
$4,700,000 - $5,100,000
Median House Price
Year ending June 2023: $2,260,000

Comparable Properties



8 Victoria Cr MONT ALBERT 3127 (REI/VG)

5 4 5

Price: $5,200,000
Method: Private Sale
Date: 27/02/2023
Property Type: House
Land Size: 1651 sqm approx

Agent Comments



3 Wentworth Av CANTERBURY 3126 (REI)

5 2 2

Price: $5,200,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 1074 sqm approx

Agent Comments



18 Northcote Av BALWYN 3103 (VG)

5 - -

Price: $4,800,000
Method: Sale
Date: 29/03/2023
Property Type: House (Res)
Land Size: 1224 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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