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	472b Whitehorse Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,800,000 & $1,950,000

Median sale price

Median price $2,400,000 Property Type House Suburb Surrey Hills

Period - From 01/07/2023 to 30/09/2023 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	1/12 Bona Vista Av SURREY HILLS 3127	$1,908,500	23/09/2023
2	4/40 Wandsworth Rd SURREY HILLS 3127	$1,862,000	26/08/2023
3	1/14 Suffolk Rd SURREY HILLS 3127	$1,815,000	06/11/2023

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: 11/12/2023 14:51

472b Whitehorse Road, Surrey Hills Vic 3127

Yili Ma
03 98181888
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- -

Property Type:
Agent Comments

Indicative Selling Price
$1,800,000 - $1,950,000
Median House Price
September quarter 2023: $2,400,000

Comparable Properties



1/12 Bona Vista Av SURREY HILLS 3127 (REI/VG)

3 2 2

Price: $1,908,500
Method: Auction Sale
Date: 23/09/2023
Property Type: Townhouse (Res)

Agent Comments



4/40 Wandsworth Rd SURREY HILLS 3127 (REI)

4 2 2

Price: $1,862,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Townhouse (Res)

Agent Comments



1/14 Suffolk Rd SURREY HILLS 3127 (REI)

4 2 2

Price: $1,815,000
Method: Private Sale
Date: 06/11/2023
Property Type: Townhouse (Single)

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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