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	203/619 Canterbury Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $600,000 & $625,000

Median sale price

Median price $810,000 Property Type Unit Suburb Surrey Hills

Period - From 02/09/2023 to 01/09/2024 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	207/692 Whitehorse Rd MONT ALBERT 3127	$625,000	16/07/2024
2	1511/3 Young St BOX HILL 3128	$620,000	27/06/2024
3	304/109-111 Carrington Rd BOX HILL 3128	$620,800	20/05/2024

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: 02/09/2024 09:31

203/619 Canterbury Road, Surrey Hills Vic 3127

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2 2 1

Rooms: 3
Property Type: Apartment
Land Size: Strata sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $625,000
Median Unit Price
02/09/2023 - 01/09/2024: $810,000

Comparable Properties



207/692 Whitehorse Rd MONT ALBERT 3127 (REI)

2 2 1

Price: $625,000
Method: Private Sale
Date: 16/07/2024
Property Type: Apartment

Agent Comments



1511/3 Young St BOX HILL 3128 (REI)

2 2 1

Price: $620,000
Method: Private Sale
Date: 27/06/2024
Property Type: Apartment

Agent Comments



304/109-111 Carrington Rd BOX HILL 3128 (REI)

2 2 1

Price: $620,800
Method: Private Sale
Date: 20/05/2024
Property Type: Unit

Agent Comments

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