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	16 Valonia Avenue, Surrey Hills Vic 3127

Indicative selling price

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

Single price $2,380,000

Median sale price

Median price $2,405,000 Property Type House 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	21 Langford St SURREY HILLS 3127	$2,380,000	17/03/2023
2	37 Florence Rd SURREY HILLS 3127	$2,370,000	18/02/2023
3	23 Drewett St SURREY HILLS 3127	$2,350,000	14/02/2024

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: 17/02/2024 18:55

16 Valonia Avenue, Surrey Hills Vic 3127



4 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 976 sqm approx

Agent Comments

Indicative Selling Price
$2,380,000
Median House Price
December quarter 2023: $2,405,000

Comparable Properties



21 Langford St SURREY HILLS 3127 (REI/VG)

3 1 1

Price: $2,380,000
Method: Sold Before Auction
Date: 17/03/2023
Property Type: House (Res)
Land Size: 790 sqm approx

Agent Comments



37 Florence Rd SURREY HILLS 3127 (REI/VG)

4 2 2

Price: $2,370,000
Method: Private Sale
Date: 18/02/2023
Property Type: House
Land Size: 636 sqm approx

Agent Comments



23 Drewett St SURREY HILLS 3127 (REI)

4 3 3

Price: $2,350,000
Method: Sold Before Auction
Date: 14/02/2024
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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