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	4/5 Suffolk Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $920,000 & $975,000

Median sale price

Median price $1,100,000 Property Type Unit Suburb Surrey Hills

Period - From 01/01/2024 to 31/03/2024 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	2/36 Faversham Rd CANTERBURY 3126	$975,000	19/06/2024
2	4/3 Montrose St SURREY HILLS 3127	$950,000	22/06/2024
3	4/64 Bryson St CANTERBURY 3126	$938,000	24/02/2024

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: 24/06/2024 15:03

4/5 Suffolk Road, Surrey Hills Vic 3127

David Ferro
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$920,000 - $975,000
Median Unit Price
March quarter 2024: $1,100,000

Comparable Properties



2/36 Faversham Rd CANTERBURY 3126 (REI)

2 1 1

Price: $975,000
Method: Sold Before Auction
Date: 19/06/2024
Property Type: Unit

Agent Comments



4/3 Montrose St SURREY HILLS 3127 (REI)

2 1 1

Price: $950,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Unit

Agent Comments



4/64 Bryson St CANTERBURY 3126 (REI/VG)

2 1 1

Price: $938,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Unit

Agent Comments

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