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	37 Grovedale Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $2,300,000 & $2,500,000

Median sale price

Median price $2,350,000 Property Type House Suburb Surrey Hills

Period - From 01/04/2023 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	18 Porter Rd BALWYN 3103	$2,400,000	28/02/2024
2	13 Benson St SURREY HILLS 3127	$2,340,000	22/06/2024
3	10 Trafalgar St MONT ALBERT 3127	$2,332,000	22/02/2024

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: 03/07/2024 12:32

37 Grovedale Road, Surrey Hills Vic 3127

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4 2 1

Property Type:
Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
Year ending March 2024: $2,350,000

Comparable Properties



18 Porter Rd BALWYN 3103 (REI/VG)

4 1 2

Agent Comments

Price: $2,400,000
Method: Sold Before Auction
Date: 28/02/2024
Property Type: House (Res)
Land Size: 658 sqm approx



13 Benson St SURREY HILLS 3127 (REI)

3 2 2

Agent Comments

Price: $2,340,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 670 sqm approx



10 Trafalgar St MONT ALBERT 3127 (REI)

3 2 2

Agent Comments

Price: $2,332,000
Method: Auction Sale
Date: 22/02/2024
Property Type: House (Res)
Land Size: 680 sqm approx

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