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	2A Edyvean Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	45 Sunbury Cr SURREY HILLS 3127	$1,595,000	18/11/2023
2	2/10 Valonia Av SURREY HILLS 3127	$1,460,000	11/11/2023
3			

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: 28/02/2024 16:19

2A Edyvean Street, Surrey Hills Vic 3127

Tim Heavyside
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tim@heavyside.co



3 2 2

Property Type: House
Land Size: 268 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
December quarter 2023: $2,405,000

Comparable Properties



45 Sunbury Cr SURREY HILLS 3127 (REI/VG)

3 2 1

Agent Comments

Price: $1,595,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 317 sqm approx



2/10 Valonia Av SURREY HILLS 3127 (REI/VG)

3 2 2

Agent Comments

Price: $1,460,000
Method: Sold Before Auction
Date: 11/11/2023
Property Type: Townhouse (Res)
Land Size: 246 sqm approx

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.

Account - Heavyside

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