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	4/34 Weybridge Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between $725,000 & $775,000

Median sale price

Median price $847,500 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	5/11 Winmalee Rd BALWYN 3103	$738,000	06/08/2024
2	3/38 Florence Rd SURREY HILLS 3127	$750,000	22/07/2024
3	2/26 Windsor Cr SURREY HILLS 3127	$720,500	20/07/2024

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 10:57

4/34 Weybridge Street, Surrey Hills Vic 3127



2 1 1

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

Agent Comments

Indicative Selling Price
$725,000 - $775,000
Median Unit Price
02/09/2023 - 01/09/2024: $847,500

Comparable Properties



5/11 Winmalee Rd BALWYN 3103 (REI)

2 1 2

Price: $738,000
Method: Private Sale
Date: 06/08/2024
Property Type: Unit

Agent Comments



3/38 Florence Rd SURREY HILLS 3127 (REI/VG)

2 1 1

Price: $750,000
Method: Sold Before Auction
Date: 22/07/2024
Property Type: Unit

Agent Comments



2/26 Windsor Cr SURREY HILLS 3127 (REI/VG)

2 1 1

Price: $720,500
Method: Auction Sale
Date: 20/07/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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