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	1/19 Durham Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $1,400,000 Property Type Townhouse Suburb Surrey Hills

Period - From 18/11/2023 to 17/11/2024 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	1/27 Regent St CAMBERWELL 3124	$1,850,000	17/09/2024
2	2/172 Wattle Valley Rd CAMBERWELL 3124	$1,925,000	14/09/2024
3	2/31 Kireep Rd BALWYN 3103	$1,800,000	28/06/2024

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: 18/11/2024 14:52

1/19 Durham Road, Surrey Hills Vic 3127



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median Townhouse Price
18/11/2023 - 17/11/2024: $1,400,000

Comparable Properties



1/27 Regent St CAMBERWELL 3124 (REI/VG)

4 3 2

Price: $1,850,000
Method: Private Sale
Date: 17/09/2024
Property Type: Townhouse (Res)
Land Size: 385 sqm approx

Agent Comments



2/172 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)

3 2 2

Price: $1,925,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Townhouse (Res)

Agent Comments



2/31 Kireep Rd BALWYN 3103 (REI/VG)

4 3 2

Price: $1,800,000
Method: Sold Before Auction
Date: 28/06/2024
Property Type: Townhouse (Single)
Land Size: 180 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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