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	98 Empress Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

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

Period - From 01/07/2023 to 30/06/2024 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	183 Mont Albert Rd CANTERBURY 3126	$3,225,000	22/06/2024
2	134 Prospect Hill Rd CANTERBURY 3126	$3,315,000	18/06/2024
3	37 Yarrbat Av BALWYN 3103	$3,300,000	04/06/2024

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: 06/08/2024 08:53

98 Empress Road, Surrey Hills Vic 3127

David Banks
03 9810 5000
0422 868 410
davidbanks@jelliscraig.com.au



4 2 2

Rooms: 10
Property Type: House
Land Size: 640 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
Year ending June 2024: $2,350,000

Comparable Properties



183 Mont Albert Rd CANTERBURY 3126 (REI)

4 2 2

Agent Comments

Price: $3,225,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 697 sqm approx



134 Prospect Hill Rd CANTERBURY 3126 (REI)

5 2 3

Agent Comments

Price: $3,315,000
Method: Private Sale
Date: 18/06/2024
Property Type: House
Land Size: 714 sqm approx



37 Yarrbat Av BALWYN 3103 (REI)

4 2 2

Agent Comments

Price: $3,300,000
Method: Private Sale
Date: 04/06/2024
Property Type: House
Land Size: 602 sqm approx

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