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	96 Guildford Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $3,700,000 & $4,000,000

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	5 Rose Av SURREY HILLS 3127	$3,725,000	22/06/2024
2	12 Newton St SURREY HILLS 3127	$3,920,000	26/05/2024
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: 03/10/2024 13:32

96 Guildford Road, Surrey Hills Vic 3127

Campbell Ward
03 9810 5070
0402 124 939
campbellward@jelliscraig.com.au



4 2 3

Property Type: House
Land Size: 735 sqm approx

Agent Comments

Indicative Selling Price
$3,700,000 - $4,000,000
Median House Price
Year ending June 2024: $2,350,000

Comparable Properties



7A Surrey Av SURREY HILLS 3127 (REI/VG)

5 4 6

Price: $4,060,000
Method: Sold Before Auction
Date: 03/05/2024
Property Type: House (Res)
Land Size: 380 sqm approx

Agent Comments



12 Newton St SURREY HILLS 3127 (REI/VG)

5 2 2

Price: $3,920,000
Method: Sold Before Auction
Date: 26/05/2024
Property Type: House (Res)
Land Size: 903 sqm approx

Agent Comments



5 Rose Av SURREY HILLS 3127 (REI)

5 1 2

Price: $3,725,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 639 sqm approx

Agent Comments

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