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	1/54 Essex Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price $1,299,000

Median sale price

Median price $1,426,250 Property Type Townhouse Suburb Surrey Hills

Period - From 31/10/2023 to 30/10/2024 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	1/91 Essex Rd SURREY HILLS 3127	$1,650,000	23/10/2024
2	3/75 Durham Rd SURREY HILLS 3127	$1,326,000	29/06/2024
3	1/15 Essex Rd SURREY HILLS 3127	$1,430,000	15/06/2024

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: 31/10/2024 09:08

1/54 Essex Road, Surrey Hills Vic 3127

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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,299,000
Median Townhouse Price
31/10/2023 - 30/10/2024: $1,426,250

Comparable Properties



1/91 Essex Rd SURREY HILLS 3127 (REI)

3 2 2

Agent Comments

Price: $1,650,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: Townhouse (Res)
Land Size: 369 sqm approx



3/75 Durham Rd SURREY HILLS 3127 (REI/VG)

2 2 2

Agent Comments

Price: $1,326,000
Method: Private Sale
Date: 29/06/2024
Property Type: Townhouse (Res)



1/15 Essex Rd SURREY HILLS 3127 (REI/VG)

3 2 2

Agent Comments

Price: $1,430,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Villa

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