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	2/114 Guildford Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $945,500 Property Type Unit Suburb Surrey Hills

Period - From 01/10/2023 to 30/09/2024 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	3/75 Durham Rd SURREY HILLS 3127	$1,326,000	29/06/2024
2	1/15 Essex Rd SURREY HILLS 3127	$1,430,000	15/06/2024
3	8 Drewett St SURREY HILLS 3127	$1,400,000	18/05/2024

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: 15/10/2024 10:42

2/114 Guildford Road, Surrey Hills Vic 3127



3 2 2

Property Type: Unit
Land Size: 242 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median Unit Price
Year ending September 2024: $945,500

Comparable Properties



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



8 Drewett St SURREY HILLS 3127 (REI/VG)

3 1 2

Agent Comments

Price: $1,400,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 216 sqm approx

Account - Marshall White | P: 03 9822 9999

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