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	49 Warrigal Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,430,000 & $1,550,000

Median sale price

Median price $2,281,500 Property Type House Suburb Surrey Hills

Period - From 31/03/2024 to 30/03/2025 Source Property Data

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	1a Donald Rd BURWOOD 3125	$1,530,000	04/03/2025
2	21 Queen St SURREY HILLS 3127	$1,421,000	22/02/2025
3	1213 Riversdale Rd BOX HILL SOUTH 3128	$1,550,000	18/02/2025

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: 31/03/2025 10:46

49 Warrigal Road, Surrey Hills Vic 3127

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3 1 4

Rooms: 5
Property Type: House
Land Size: 664 sqm approx

Agent Comments

Indicative Selling Price
$1,430,000 - $1,550,000
Median House Price
31/03/2024 - 30/03/2025: $2,281,500

Comparable Properties



1a Donald Rd BURWOOD 3125 (REI/VG)

3 2 2

Price: $1,530,000
Method: Private Sale
Date: 04/03/2025
Property Type: House
Land Size: 649 sqm approx

Agent Comments



21 Queen St SURREY HILLS 3127 (REI)

3 1 1

Price: $1,421,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments



1213 Riversdale Rd BOX HILL SOUTH 3128 (REI/VG)

2 1 2

Price: $1,550,000
Method: Sold Before Auction
Date: 18/02/2025
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments

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