

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

11 Kennealy Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,050,000

&

\$2,250,000

Median sale price

Median price \$2,281,500

Property Type House

Suburb Surrey Hills

Period - From 01/01/2024

to 31/12/2024

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	268 Mont Albert Rd SURREY HILLS 3127	\$2,281,500	22/11/2024
2	221 Prospect Hill Rd SURREY HILLS 3127	\$2,012,000	16/11/2024
3	18 Albion St SURREY HILLS 3127	\$2,260,000	26/10/2024

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:

14/02/2025 13:11



3 2 3

Property Type: House
Land Size: 558 sqm approx
Agent Comments

Indicative Selling Price
\$2,050,000 - \$2,250,000
Median House Price
Year ending December 2024: \$2,281,500

Comparable Properties



268 Mont Albert Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 4

Price: \$2,281,500
Method: Sold Before Auction
Date: 22/11/2024
Property Type: House (Res)
Land Size: 632 sqm approx



221 Prospect Hill Rd SURREY HILLS 3127 (REI)

Agent Comments

3 1 2

Price: \$2,012,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 589 sqm approx



18 Albion St SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$2,260,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 589 sqm approx