

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

32 Croydon Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,310,000 Property Type House 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	63 Sir Garnet Rd SURREY HILLS 3127	\$2,435,000	07/12/2024
2	49 Warburton Rd CANTERBURY 3126	\$2,232,000	23/11/2024
3	268 Mont Albert Rd SURREY HILLS 3127	\$2,281,500	22/11/2024

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:

10/12/2024 13:50



3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 638 sqm approx

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
Year ending September 2024: \$2,310,000

Comparable Properties



63 Sir Garnet Rd SURREY HILLS 3127 (REI)

[Agent Comments](#)

3 1 4

Price: \$2,435,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 662 sqm approx



49 Warburton Rd CANTERBURY 3126 (REI)

[Agent Comments](#)

4 1 2

Price: \$2,232,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)



268 Mont Albert Rd SURREY HILLS 3127 (REI)

[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

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