

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

426 Whitehorse Road, Surrey Hills Vic 3127

Indicative selling price

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

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

Median sale price

Median price \$2,350,000 Property Type House Suburb Surrey Hills

Period - From 01/07/2023 to 30/06/2024 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	296 Union Rd BALWYN 3103	\$2,288,000	17/09/2024
2	5 Fitzgerald St BALWYN 3103	\$2,200,000	12/09/2024
3	18 Duggan St BALWYN NORTH 3104	\$2,150,000	29/06/2024

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:

09/10/2024 12:41

426 Whitehorse Road, Surrey Hills Vic 3127



5 3 4

Rooms: 8
Property Type: House
Agent Comments

David Banks
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Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending June 2024: \$2,350,000

Comparable Properties



296 Union Rd BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$2,288,000
Method: Private Sale
Date: 17/09/2024
Property Type: House
Land Size: 996 sqm approx



5 Fitzgerald St BALWYN 3103 (REI)

Agent Comments

5 2 2

Price: \$2,200,000
Method: Private Sale
Date: 12/09/2024
Property Type: House (Res)
Land Size: 780 sqm approx



18 Duggan St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$2,150,000
Method: Private Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 816 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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