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	1 Albert Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between $2,300,000 & $2,500,000

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	11 Kennealy St SURREY HILLS 3127	$2,330,000	15/02/2025
2	7 Highfield Rd CANTERBURY 3126	$2,450,000	17/12/2024
3			

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: 17/03/2025 11:39

1 Albert Street, Surrey Hills Vic 3127



5 2 2

Property Type: House
Land Size: 681 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
Year ending December 2024: $2,281,500

Comparable Properties



11 Kennealy St SURREY HILLS 3127 (REI)

3 2 3

Price: $2,330,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 558 sqm approx

Agent Comments



7 Highfield Rd CANTERBURY 3126 (REI/VG)

4 1 1

Price: $2,450,000
Method: Private Sale
Date: 17/12/2024
Property Type: House
Land Size: 778 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9428 3333

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