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	4/51 Wandsworth Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $1,525,000 Property Type Townhouse Suburb Surrey Hills

Period - From 03/04/2024 to 02/04/2025 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	35 Langford St SURREY HILLS 3127	$1,880,000	22/02/2025
2	1a Grosvenor Pde BALWYN 3103	$1,830,000	07/12/2024
3	35a Wharton St SURREY HILLS 3127	$1,750,000	30/11/2024

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: 03/04/2025 15:37

4/51 Wandsworth Road, Surrey Hills Vic 3127

Mark Read
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3 2 4

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median Townhouse Price
03/04/2024 - 02/04/2025: $1,525,000

Comparable Properties



35 Langford St SURREY HILLS 3127 (REI)

3 - 2

Price: $1,880,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments



1a Grosvenor Pde BALWYN 3103 (REI)

3 2 2

Price: $1,830,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)

Agent Comments



35a Wharton St SURREY HILLS 3127 (REI/VG)

3 2 2

Price: $1,750,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 377 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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