

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

35 Wharton Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

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	2/126 Winmalee Rd BALWYN 3103	\$1,821,000	22/02/2025
2	198a Prospect Hill Rd CANTERBURY 3126	\$1,670,000	17/02/2025
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:

26/02/2025 11:12



Rooms: 7

Property Type: House

Agent Comments

Comparable Properties



2/126 Winmalee Rd BALWYN 3103 (REI)

Agent Comments



Price: \$1,821,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 306 sqm approx



198a Prospect Hill Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$1,670,000

Method: Private Sale

Date: 17/02/2025

Property Type: House

Land Size: 375 sqm approx



35a Wharton St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,750,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 377 sqm approx

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