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<br>Including suburb and postcode | 94a Durham Road, Surrey Hills Vic 3127 |

## Indicative selling price

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

Range between $1,950,000 & $2,145,000

## Median sale price

Median price $2,288,000 Property Type House Suburb Surrey Hills

Period - From 07/05/2024 to 06/05/2025 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 | 2/27 Glyndon Rd CAMBERWELL 3124 | $2,030,000 | 12/03/2025 |
| 2 | 46 Nevis St CAMBERWELL 3124 | $1,920,000 | 27/02/2025 |
| 3 | 1 Sydenham La SURREY HILLS 3127 | $2,150,000 | 24/12/2024 |

**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: 07/05/2025 21:39