

# 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 519 Whitehorse Road, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,320,000

### Median sale price

Median price \$855,000 Property Type Unit Suburb Surrey Hills

Period - From 18/06/2024 to 17/06/2025 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	288a Mont Albert Rd SURREY HILLS 3127	\$1,310,000	01/03/2025
2	1/22 Barton St SURREY HILLS 3127	\$1,200,000	24/02/2025
3	3/26 Melrose St MONT ALBERT NORTH 3129	\$1,280,000	22/02/2025

**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: 18/06/2025 13:53



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**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 393 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,320,000  
**Median Unit Price**  
 18/06/2024 - 17/06/2025: \$855,000

## Comparable Properties



288a Mont Albert Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

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**Price:** \$1,310,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 485 sqm approx



1/22 Barton St SURREY HILLS 3127 (REI/VG)

Agent Comments

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**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 24/02/2025  
**Property Type:** Apartment

3/26 Melrose St MONT ALBERT NORTH 3129 (VG)

Agent Comments

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**Price:** \$1,280,000  
**Method:** Sale  
**Date:** 22/02/2025  
**Property Type:** Strata Unit/Villa Unit/Townhouse - Single OYO Unit

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