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 | 4 Thistle Street, Surrey Hills Vic 3127 |

## Indicative selling price

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

Range between $2,100,000 & $2,300,000

## Median sale price

Median price $2,299,999 Property Type House Suburb Surrey Hills

Period - From 01/07/2024 to 30/06/2025 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 | 482 Whitehorse Rd SURREY HILLS 3127 | $2,320,000 | 12/07/2025 |
| 2 | 56 Florence Rd SURREY HILLS 3127 | $2,180,000 | 24/05/2025 |
| 3 | 238 Union Rd SURREY HILLS 3127 | $2,125,000 | 05/04/2025 |

**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: 29/07/2025 10:54

# 4 Thistle Street, Surrey Hills Vic 3127



4 2 4

**Property Type:** House
**Land Size:** 855 sqm approx

Agent Comments

**Indicative Selling Price**
$2,100,000 - $2,300,000
**Median House Price**
Year ending June 2025: $2,299,999

## Comparable Properties



**482 Whitehorse Rd SURREY HILLS 3127 (REI)**

6 6 2

**Price:** $2,320,000
**Method:** Private Sale
**Date:** 12/07/2025
**Property Type:** House
**Land Size:** 759 sqm approx

Agent Comments



**56 Florence Rd SURREY HILLS 3127 (REI)**

4 2 2

**Price:** $2,180,000
**Method:** Auction Sale
**Date:** 24/05/2025
**Property Type:** House (Res)
**Land Size:** 620 sqm approx

Agent Comments



**238 Union Rd SURREY HILLS 3127 (REI)**

4 2 2

**Price:** $2,125,000
**Method:** Sold After Auction
**Date:** 05/04/2025
**Property Type:** House (Res)
**Land Size:** 718 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9428 3333

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