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	60 Boisdale Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,750,000 & $1,850,000

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	58 Boisdale St SURREY HILLS 3127	$1,720,000	28/05/2025
2	47 Boisdale St SURREY HILLS 3127	$1,720,000	17/05/2025
3	43 Russell St SURREY HILLS 3127	$1,880,000	22/03/2025

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: 05/08/2025 14:52

60 Boisdale Street, Surrey Hills Vic 3127

Mike Millington
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4 2 3

Rooms: 7
Property Type: House
Land Size: 782 sqm approx

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
Year ending June 2025: $2,299,999

Agent Comments

Enticingly tranquil from the moment of arrival, this exceptional residence has perfected a symbiotic blend of space, style and practical family living with masterful ease.

Comparable Properties



58 Boisdale St SURREY HILLS 3127 (REI/VG)

4 2 2

Price: $1,720,000
Method: Sold Before Auction
Date: 28/05/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments



47 Boisdale St SURREY HILLS 3127 (REI)

4 2 2

Price: $1,720,000
Method: Private Sale
Date: 17/05/2025
Property Type: House

Agent Comments



43 Russell St SURREY HILLS 3127 (REI/VG)

4 2 1

Price: $1,880,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 667 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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