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	20 Elwood Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $2,262,500 Property Type House Suburb Surrey Hills

Period - From 13/10/2024 to 12/10/2025 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	60 Boisdale St SURREY HILLS 3127	$1,900,000	30/08/2025
2	6 Howell Av SURREY HILLS 3127	$1,920,000	19/06/2025
3	2 Fairview Av CAMBERWELL 3124	$1,860,000	24/05/2025

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: 13/10/2025 11:43

20 Elwood Street, Surrey Hills Vic 3127

David Banks
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3 3 3

Rooms: 6
Property Type: House
Land Size: 605 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
13/10/2024 - 12/10/2025: $2,262,500

Comparable Properties



60 Boisdale St SURREY HILLS 3127 (REI)

4 2 2

Price: $1,900,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 788 sqm approx

Agent Comments



6 Howell Av SURREY HILLS 3127 (REI)

3 1 2

Price: $1,920,000
Method: Private Sale
Date: 19/06/2025
Property Type: House

Agent Comments



2 Fairview Av CAMBERWELL 3124 (REI)

5 2 2

Price: $1,860,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments

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