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	5 Allie Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,700,000 & $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	35 Monash St BOX HILL SOUTH 3128	$1,665,000	29/06/2025
2	2 Fairview Av CAMBERWELL 3124	$1,860,000	24/05/2025
3	46 Monash St BOX HILL SOUTH 3128	$1,765,000	12/04/2025

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: 23/09/2025 10:29

5 Allie Street, Surrey Hills Vic 3127



5 2 2

Property Type: House
Land Size: 649 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,850,000
Median House Price
Year ending June 2025: $2,299,999

Comparable Properties



35 Monash St BOX HILL SOUTH 3128 (REI/VG)

5 3 2

Price: $1,665,000
Method: Private Sale
Date: 29/06/2025
Property Type: House
Land Size: 684 sqm approx

Agent Comments



2 Fairview Av CAMBERWELL 3124 (REI/VG)

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



46 Monash St BOX HILL SOUTH 3128 (REI/VG)

4 2 6

Price: $1,765,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 685 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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