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: 39 Boisdale Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price: $1,875,000

Median sale price

Median price: $2,320,000 Property Type: House Suburb: Surrey Hills

Period - From: 01/07/2025 to: 30/09/2025 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	1a Wilson St SURREY HILLS 3127	$1,850,000	22/11/2025
2	19 Braeside Av CAMBERWELL 3124	$1,860,000	19/06/2025
3	1/19 Durham Rd SURREY HILLS 3127	$1,800,000	15/06/2025

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: 29/11/2025 14:07

39 Boisdale Street, Surrey Hills Vic 3127

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4 3 3

Property Type: Townhouse (Single)
Land Size: 419 sqm approx

Agent Comments

Indicative Selling Price
$1,875,000
Median House Price
September quarter 2025: $2,320,000

Comparable Properties



1a Wilson St SURREY HILLS 3127 (REI)

4 2 2

Price: $1,850,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)

Agent Comments



19 Braeside Av CAMBERWELL 3124 (REI/VG)

4 3 3

Price: $1,860,000
Method: Sold Before Auction
Date: 19/06/2025
Property Type: House (Res)
Land Size: 360 sqm approx

Agent Comments



1/19 Durham Rd SURREY HILLS 3127 (REI)

4 2 2

Price: $1,800,000
Method: Private Sale
Date: 15/06/2025
Property Type: House

Agent Comments

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