

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 Croydon Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$3,400,000 & \$3,700,000

Median sale price

Median price \$2,252,500 Property Type House Suburb Surrey Hills

Period - From 04/02/2025 to 03/02/2026 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	14 Laing St MONT ALBERT 3127	\$3,440,000	25/10/2025
2	49 Kennealy St SURREY HILLS 3127	\$3,678,000	07/08/2025
3			

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.~~

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Indicative Selling Price

\$3,400,000 - \$3,700,000

Median House Price

04/02/2025 - 03/02/2026: \$2,252,500



Rooms: 8

Property Type: House

Land Size: 770 sqm approx

Agent Comments

Comparable Properties



14 Laing St MONT ALBERT 3127 (REI/VG)

Agent Comments



Price: \$3,440,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 641 sqm approx



49 Kennealy St SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$3,678,000

Method: Sold Before Auction

Date: 07/08/2025

Property Type: House (Res)

Land Size: 930 sqm approx

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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