

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

15 Rose Avenue, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$3,300,000 & \$3,600,000

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.

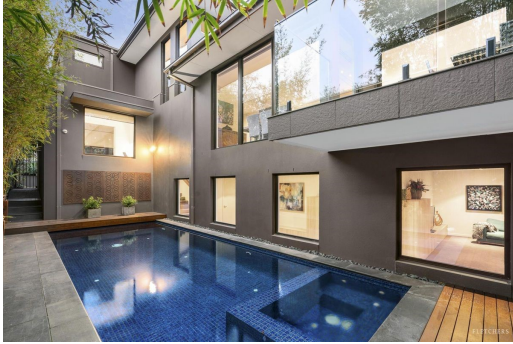
	Address of comparable property	Price	Date of sale
1	63 Russell St SURREY HILLS 3127	\$3,635,000	13/10/2025
2	19 St James Av MONT ALBERT 3127	\$3,360,000	06/09/2025
3	7 Selwyn St CANTERBURY 3126	\$3,700,000	28/06/2025

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:

03/12/2025 08:48



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Property Type: House
Land Size: 761 sqm approx
Agent Comments

Indicative Selling Price
\$3,300,000 - \$3,600,000
Median House Price
September quarter 2025: \$2,320,000

Comparable Properties



63 Russell St SURREY HILLS 3127 (REI)

Agent Comments

🛏️ 5 🚗 4 🚗 2

Price: \$3,635,000
Method: Private Sale
Date: 13/10/2025
Property Type: House (Res)
Land Size: 592 sqm approx



19 St James Av MONT ALBERT 3127 (REI)

Agent Comments

🛏️ 5 🚗 3 🚗 4

Price: \$3,360,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)



7 Selwyn St CANTERBURY 3126 (REI/VG)

Agent Comments

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Price: \$3,700,000
Method: Private Sale
Date: 28/06/2025
Property Type: House
Land Size: 639 sqm approx

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