

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

12 Weybridge Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$2,100,000

&

\$2,300,000

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	1 Carmel Ct BALWYN 3103	\$2,400,000	15/11/2025
2	87 Yerrin St BALWYN 3103	\$2,350,000	16/08/2025
3	39 Winmalee Rd BALWYN 3103	\$2,205,000	20/09/2025

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:

05/12/2025 16:20



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

September quarter 2025: \$2,320,000

Comparable Properties



1 Carmel Ct BALWYN 3103 (REI)

Agent Comments

3 2 4

Price: \$2,400,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 585 sqm approx



87 Yerrin St BALWYN 3103 (VG)

Agent Comments

3 - -

Price: \$2,350,000

Method: Sale

Date: 16/08/2025

Property Type: House (Res)

Land Size: 696 sqm approx



39 Winmalee Rd BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$2,205,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 488 sqm approx

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