

# 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

36 Croydon Road, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000 & \$2,900,000

### Median sale price

Median price \$2,350,000 Property Type House Suburb Surrey Hills

Period - From 01/07/2023 to 30/06/2024 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	26 Albany Cr SURREY HILLS 3127	\$2,710,000	07/05/2024
2	8 Durham Rd SURREY HILLS 3127	\$3,200,000	27/03/2024
3	82 Croydon Rd SURREY HILLS 3127	\$2,840,000	17/02/2024

**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:

01/08/2024 09:28

36 Croydon Road, Surrey Hills Vic 3127



 4  2  2

**Property Type:** House  
**Land Size:** 768 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,700,000 - \$2,900,000  
**Median House Price**  
Year ending June 2024: \$2,350,000

## Comparable Properties



**26 Albany Cr SURREY HILLS 3127 (REI)**

**Agent Comments**

 5  1  2

**Price:** \$2,710,000  
**Method:** Private Sale  
**Date:** 07/05/2024  
**Property Type:** House  
**Land Size:** 1012 sqm approx



**8 Durham Rd SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

 5  3  3

**Price:** \$3,200,000  
**Method:** Private Sale  
**Date:** 27/03/2024  
**Property Type:** House  
**Land Size:** 773 sqm approx



**82 Croydon Rd SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$2,840,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 889 sqm approx

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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