

# 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

1/257 Elgar 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,510,000

Property Type Townhouse

Suburb Surrey Hills

Period - From 12/05/2024

to

11/05/2025

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	9 Peace St BOX HILL SOUTH 3128	\$1,165,000	18/03/2025
2	3/115 Croydon Rd SURREY HILLS 3127	\$1,150,000	07/03/2025
3	4/325 Station St BOX HILL SOUTH 3128	\$1,070,000	06/02/2025

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:

12/05/2025 11:52

1/257 Elgar Road, Surrey Hills Vic 3127

**Jellis  
Craig**

Eric Shan

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Townhouse Price**

12/05/2024 - 11/05/2025: \$1,510,000



3 2 1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**9 Peace St BOX HILL SOUTH 3128 (REI)**

Agent Comments

3 2 2

**Price:** \$1,165,000

**Method:** Private Sale

**Date:** 18/03/2025

**Property Type:** Townhouse (Res)

**Land Size:** 267 sqm approx



**3/115 Croydon Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 07/03/2025

**Property Type:** Townhouse (Single)



**4/325 Station St BOX HILL SOUTH 3128 (REI)**

Agent Comments

3 2 2

**Price:** \$1,070,000

**Method:** Private Sale

**Date:** 06/02/2025

**Property Type:** Townhouse (Single)

**Account - Jellis Craig** | P: 03 88498088



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