

## 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

2/31 BENTLEY STREET SURREY HILLS VIC 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

1/25 NEWTON STREET SURREY HILLS VIC 3127	\$1,540,000	16-Mar-25
48 BEGONIA STREET BOX HILL SOUTH VIC 3128	\$1,611,000	03-May-25
1/946 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$1,525,000	22-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 01 June 2025



## 1/25 NEWTON STREET SURREY HILLS VIC 3127

4 2 2

Sold Price <sup>RS</sup> **\$1,540,000** Sold Date **16-Mar-25**

Distance **0.1km**



## 48 BEGONIA STREET BOX HILL SOUTH VIC 3128

5 3 2

Sold Price **\$1,611,000** Sold Date **03-May-25**

Distance **1.11km**



## 1/946 RIVERSDALE ROAD SURREY HILLS VIC 3127

4 3 2

Sold Price <sup>RS</sup> **\$1,525,000** Sold Date **22-Jun-25**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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