Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

41A Boisdale Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,950,000	&	\$2,145,000
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Median sale price

Median price	\$2,260,000	Pro	perty Type	House		Suburb	Surrey Hills
Period - From	04/06/2024	to	03/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	15 Leopold Cr MONT ALBERT 3127	\$1,890,000	22/03/2025
2	34 Asquith St BOX HILL SOUTH 3128	\$2,152,000	01/03/2025
3	1 Sydenham La SURREY HILLS 3127	\$2,150,000	24/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/06/2025 09:16
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Property Type: Agent Comments

Indicative Selling Price \$1,950,000 - \$2,145,000 **Median House Price** 04/06/2024 - 03/06/2025: \$2,260,000

Comparable Properties



15 Leopold Cr MONT ALBERT 3127 (REI/VG)







Price: \$1,890,000 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res) Land Size: 294 sqm approx

Agent Comments



34 Asquith St BOX HILL SOUTH 3128 (REI)







Agent Comments

Price: \$2,152,000 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res) Land Size: 433 sqm approx

1 Sydenham La SURREY HILLS 3127 (VG)





Agent Comments

Price: \$2,150,000 Method: Sale Date: 24/12/2024

Property Type: House (Res) Land Size: 305 sqm approx

Account - Jellis Craig | P: 98305966





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