

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

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

Median sale price

Median price \$2,260,000

Property 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	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 comparable properties 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



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)

Agent Comments



Price: \$1,890,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 294 sqm approx



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

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