

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

10b Surrey Road, South Yarra Vic 3141

Indicative selling price

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

Single price

\$1,475,000

Median sale price

Median price

\$1,275,000

Property Type

Townhouse

Suburb

South Yarra

Period - From

04/08/2024

to

03/08/2025

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	1/2 Henry St WINDSOR 3181	\$1,410,000	27/06/2025
2	3/44-46 Chomley St PRAHRAN 3181	\$1,367,500	22/03/2025
3			

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:

04/08/2025 08:49



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Indicative Selling Price

\$1,475,000

Median Townhouse Price

04/08/2024 - 03/08/2025: \$1,275,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/2 Henry St WINDSOR 3181 (REI)

Agent Comments

3 2 1

Price: \$1,410,000

Method: Private Sale

Date: 27/06/2025

Property Type: Townhouse (Single)



3/44-46 Chomley St PRAHRAN 3181 (REI)

Agent Comments

3 2 2

Price: \$1,367,500

Method: Auction Sale

Date: 22/03/2025

Property Type: Townhouse (Res)

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.

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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