

# 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

5/8 Florence 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 \$760,000 & \$810,000

### Median sale price

Median price \$852,500 Property Type Unit Suburb Surrey Hills

Period - From 01/10/2024 to 31/12/2024 Source REIV

### 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	2/136 Windsor Cr SURREY HILLS 3127	\$836,000	07/12/2024
2	3/36 Florence Rd SURREY HILLS 3127	\$855,000	09/11/2024
3	3/5 Suffolk Rd SURREY HILLS 3127	\$830,000	05/10/2024

**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:

24/02/2025 13:31



**Property Type:** Unit  
**Agent Comments**

## Comparable Properties



**2/136 Windsor Cr SURREY HILLS 3127 (REI/VG)**

**Agent Comments**



**Price:** \$836,000

**Method:** Auction Sale

**Date:** 07/12/2024

**Property Type:** Unit



**3/36 Florence Rd SURREY HILLS 3127 (REI/VG)**

**Agent Comments**



**Price:** \$855,000

**Method:** Sold Before Auction

**Date:** 09/11/2024

**Property Type:** Unit



**3/5 Suffolk Rd SURREY HILLS 3127 (REI/VG)**

**Agent Comments**



**Price:** \$830,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** Unit