

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

1/18 Broughton Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$1,750,000

&

\$1,900,000

Median sale price

Median price

\$2,320,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/07/2025

to

30/09/2025

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	55 Kingston Rd SURREY HILLS 3127	\$1,860,000	06/09/2025
2	62a Broughton Rd SURREY HILLS 3127	\$2,036,000	30/08/2025
3	7 Elwood St SURREY HILLS 3127	\$2,400,000	16/08/2025

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:

11/11/2025 11:21

1/18 Broughton Road, Surrey Hills Vic 3127

Tim Heavyside
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Property Type:
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
September quarter 2025: \$2,320,000

Comparable Properties



55 Kingston Rd SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$1,860,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 318 sqm approx



62a Broughton Rd SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$2,036,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 482 sqm approx



7 Elwood St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,400,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 395 sqm approx

Account - Heavyside



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