

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

1/34 FLORENCE ROAD SURREY HILLS VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,500

Property type

Unit

Suburb

Surrey Hills

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

3/32 FLORENCE ROAD SURREY HILLS VIC 3127	\$800,000	12-Apr-25
1/17A ESSEX ROAD SURREY HILLS VIC 3127	\$835,000	22-Feb-25
1/12 CHESTNUT STREET SURREY HILLS VIC 3127	\$843,000	13-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 07 May 2025

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3/32 FLORENCE ROAD SURREY HILLS VIC 3127

 2  1  1

Sold Price

^{RS} **\$800,000**

Sold Date

12-Apr-25

Distance

0.02km



1/17A ESSEX ROAD SURREY HILLS VIC 3127

 2  1  1

Sold Price

\$835,000

Sold Date

22-Feb-25

Distance

0.81km



1/12 CHESTNUT STREET SURREY HILLS VIC 3127

 2  1  1

Sold Price

\$843,000

Sold Date

13-Dec-24

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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