

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

108/348 CANTERBURY 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

\$565,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

206/692 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$567,000	28-May-25
105/619 CANTERBURY ROAD SURREY HILLS VIC 3127	\$620,000	24-Sep-25

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: 27 October 2025



**206/692 WHITEHORSE ROAD
MONT ALBERT VIC 3127**

 2  2  1

Sold Price **\$567,000** Sold Date **28-May-25**

Distance **1.44km**



**105/619 CANTERBURY ROAD
SURREY HILLS VIC 3127**

 2  2  1

Sold Price **\$620,000** Sold Date **24-Sep-25**

Distance **0.21km**

RS = Recent sale **UN** = Undisclosed Sale

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