

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

13 Vincent Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$3,300,000 & \$3,600,000

Median sale price

Median price \$2,255,000 Property Type House Suburb Surrey Hills

Period - From 01/01/2026 to 31/03/2026 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	15 Rose Av SURREY HILLS 3127	\$3,650,000	13/03/2026
2	30 Glendale St SURREY HILLS 3127	\$3,380,000	28/02/2026
3	6 Langford St SURREY HILLS 3127	\$3,500,000	30/01/2026

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:

15/04/2026 10:43



5 3 2

Property Type: House (Res)

Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price

\$3,300,000 - \$3,600,000

Median House Price

March quarter 2026: \$2,255,000

Comparable Properties



15 Rose Av SURREY HILLS 3127 (REI)

Agent Comments

4 3 2

Price: \$3,650,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: House

Land Size: 761 sqm approx



30 Glendale St SURREY HILLS 3127 (REI)

Agent Comments

5 4 2

Price: \$3,380,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)



6 Langford St SURREY HILLS 3127 (REI)

Agent Comments

4 2 4

Price: \$3,500,000

Method: Private Sale

Date: 30/01/2026

Property Type: House

Land Size: 846 sqm approx

Account - RT Edgar Boroondara | P: 88882000



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