

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

2/16 ESSEX 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

\$865,000

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Aug 2024

to

31 Jul 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

1/17A ESSEX ROAD SURREY HILLS VIC 3127	\$835,000	22-Feb-25
3/102 WINDSOR CRESCENT SURREY HILLS VIC 3127	\$825,000	30-Jun-25
5/6 ESSEX ROAD SURREY HILLS VIC 3127	\$761,000	15-Mar-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: 11 August 2025



**1/17A ESSEX ROAD SURREY HILLS
VIC 3127**

Sold Price

\$835,000

Sold Date

22-Feb-25



2



1



1

Distance

0.07km



**3/102 WINDSOR CRESCENT
SURREY HILLS VIC 3127**

Sold Price

^{RS} **\$825,000**

Sold Date

30-Jun-25



2



1



1

Distance

1.59km



**5/6 ESSEX ROAD SURREY HILLS
VIC 3127**

Sold Price

\$761,000

Sold Date

15-Mar-25



2



1



1

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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