

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

2/21 BEECH STREET 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Sep 2024

to

31 Aug 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

5/8 FLORENCE ROAD SURREY HILLS VIC 3127	\$772,552	23-Apr-25
3/17A ESSEX ROAD SURREY HILLS VIC 3127	\$785,000	07-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: 29 September 2025


5/8 FLORENCE ROAD SURREY HILLS VIC 3127

Sold Price

\$772,552

Sold Date

23-Apr-25
 2

 1

 1

Distance

0.85km

3/17A ESSEX ROAD SURREY HILLS VIC 3127

Sold Price

^{RS} **\$785,000** ^{UN}

Sold Date

07-Sep-25
 2

 1

 2

Distance

1.51km
RS = Recent sale

UN = Undisclosed Sale

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