

## 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

2/49 WANDSWORTH ROAD SURREY HILLS VIC 3127

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$990,000

### 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

2/16 ESSEX ROAD SURREY HILLS VIC 3127

\$945,000

06-Sep-25

2/8 FLORENCE ROAD SURREY HILLS VIC 3127

\$985,000

09-Aug-25

2/3 PAYNE STREET SURREY HILLS VIC 3127

\$945,000

17-Jun-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: 07 October 2025



### 2/16 ESSEX ROAD SURREY HILLS VIC 3127

 2
  1
  1

Sold Price

<sup>RS</sup>
**\$945,000**

Sold Date

**06-Sep-25**

Distance

**0.99km**


### 2/8 FLORENCE ROAD SURREY HILLS VIC 3127

 2
  1
  2

Sold Price

<sup>RS</sup>
**\$985,000**

Sold Date

**09-Aug-25**

Distance

**1.08km**


### 2/3 PAYNE STREET SURREY HILLS VIC 3127

 2
  1
  1

Sold Price

**\$945,000**

Sold Date

**17-Jun-25**

Distance

**1.33km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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