

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

2/87 Essex Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,380,000 & \$1,500,000

Median sale price

Median price \$2,320,000 Property Type House Suburb Surrey Hills

Period - From 01/07/2025 to 30/09/2025 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	1/13 Russell St SURREY HILLS 3127	\$1,452,000	18/10/2025
2	4/58 Union Rd SURREY HILLS 3127	\$1,475,000	19/09/2025
3	4/946 Riversdale Rd SURREY HILLS 3127	\$1,475,000	30/08/2025

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: 19/12/2025 13:40

2/87 Essex Road, Surrey Hills Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 3  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,500,000

Median House Price
September quarter 2025: \$2,320,000

Comparable Properties



1/13 Russell St SURREY HILLS 3127 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,452,000

Method: Auction Sale

Date: 18/10/2025

Property Type: Townhouse (Res)



4/58 Union Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,475,000

Method: Private Sale

Date: 19/09/2025

Property Type: Townhouse (Res)



4/946 Riversdale Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,475,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Townhouse (Res)

Land Size: 221 sqm approx

Account - Heavyside



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