

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 THORNTON AVENUE 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

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,281,500

Property type

House

Suburb

Surrey Hills

Period-from

01 Dec 2024

to

30 Nov 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

36 WEYBRIDGE STREET SURREY HILLS VIC 3127	\$1,280,000	13-Sep-25
519 WHITEHORSE ROAD SURREY HILLS VIC 3127	\$1,300,000	29-Aug-25
2/43 MIDDLESEX ROAD SURREY HILLS VIC 3127	\$1,310,000	08-Nov-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: 12 December 2025



36 WEYBRIDGE STREET SURREY HILLS VIC 3127

2 1 1

Sold Price **\$1,280,000** Sold Date **13-Sep-25**

Distance **0.47km**



519 WHITEHORSE ROAD SURREY HILLS VIC 3127

2 1 2

Sold Price **\$1,300,000** Sold Date **29-Aug-25**

Distance **0.44km**



2/43 MIDDLESEX ROAD SURREY HILLS VIC 3127

2 1 1

Sold Price ^{RS} **\$1,310,000** Sold Date **08-Nov-25**

Distance **1.31km**

RS = Recent sale UN = Undisclosed Sale

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