

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

202/117 CROYDON 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

\$665,000

or range
between

&

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

208/661 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$700,000	14-May-25
207/661 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$715,000	08-Jul-25
12/67 WATTLE VALLEY ROAD CANTERBURY VIC 3126	\$683,500	05-Aug-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: 27 October 2025

**208/661 WHITEHORSE ROAD
MONT ALBERT VIC 3127**

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Sold Price **\$700,000** Sold Date **14-May-25**Distance **1.08km****207/661 WHITEHORSE ROAD
MONT ALBERT VIC 3127**

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Sold Price **\$715,000** Sold Date **08-Jul-25**Distance **1.08km****12/67 WATTLE VALLEY ROAD
CANTERBURY VIC 3126**

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Sold Price **\$683,500** Sold Date **05-Aug-25**Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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