

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

3/17 DURHAM 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

or range
between

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Nov 2024

to

31 Oct 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

2/10 NORFOLK ROAD SURREY HILLS VIC 3127	\$795,000	25-Oct-25
2/20 THORNTON AVENUE SURREY HILLS VIC 3127	\$792,000	08-Nov-25
3/102 WINDSOR CRESCENT SURREY HILLS VIC 3127	\$825,000	15-Jul-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: 18 November 2025


**2/10 NORFOLK ROAD SURREY
HILLS VIC 3127**

 2
  1
  1

Sold Price

^{RS} **\$795,000** ^{UN}

Sold Date

25-Oct-25

Distance

0.28km

**2/20 THORNTON AVENUE SURREY
HILLS VIC 3127**

 2
  1
  1

Sold Price

^{RS} **\$792,000** ^{UN}

Sold Date

08-Nov-25

Distance

1.26km

**3/102 WINDSOR CRESCENT
SURREY HILLS VIC 3127**

 2
  1
  1

Sold Price

\$825,000

Sold Date

15-Jul-25

Distance

1.63km
RS = Recent sale

UN = Undisclosed Sale

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