# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered t	for sale
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Address Including suburb and	72A Park Road, Surrey Hills Vic 3127
postcode	

### Indicative selling price

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

Range between	\$2,500,000	&	\$2,750,000

## Median sale price

Median price	\$2,320,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

### Address of comparable property

1	27a Pembroke St SURREY HILLS 3127	\$3,465,000	12/10/2025
2	159 Through Rd CAMBERWELL 3124	\$2,510,000	04/10/2025
3			

#### 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:	07/11/2025 16:41



Date of sale