

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-bedrooms, 2.5-Bathrooms, 1-Car Garage Completion mid 2026 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

\$1,500,000

or range
between

&

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

2/31 KENNEALY STREET SURREY HILLS VIC 3127	\$1,610,000	23-Nov-24
1/25 NEWTON STREET SURREY HILLS VIC 3127	\$1,540,000	16-Mar-25
1/946 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$1,525,000	22-Jun-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: 26 November 2025



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**2/31 KENNEALY STREET SURREY
HILLS VIC 3127**

3 2 2

Sold Price **\$1,610,000** Sold Date **23-Nov-24**

Distance **1.76km**



**1/25 NEWTON STREET SURREY
HILLS VIC 3127**

3 2 2

Sold Price **\$1,540,000** Sold Date **16-Mar-25**

Distance **0.62km**



**1/946 RIVERSDALE ROAD SURREY
HILLS VIC 3127**

3 3 2

Sold Price **\$1,525,000** Sold Date **22-Jun-25**

Distance **0.94km**

RS = Recent sale UN = Undisclosed Sale

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