

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
2/24 SUFFOLK 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	\$775,000	&	\$825,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$915,500	Property type	Unit	Suburb	Surrey Hills
Period-from	01 Feb 2025	to	31 Jan 2026	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
1/34 FLORENCE ROAD SURREY HILLS VIC 3127	\$800,000	10-Aug-25
4/14-16 BROUGHTON ROAD SURREY HILLS VIC 3127	\$825,000	03-Oct-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: 05 February 2026



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2/10 NORFOLK ROAD SURREY HILLS VIC 3127

2 1 1

Sold Price

\$795,000 Sold Date **25-Oct-25**

Distance **0.17km**



1/34 FLORENCE ROAD SURREY HILLS VIC 3127

2 1 1

Sold Price

\$800,000 Sold Date **10-Aug-25**

Distance **0.76km**



4/14-16 BROUGHTON ROAD SURREY HILLS VIC 3127

2 1 1

Sold Price

\$825,000 Sold Date **03-Oct-25**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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