

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

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


**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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