

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 59a Florence Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$2,255,000 Property Type House Suburb Surrey Hills

Period - From 01/01/2025 to 31/12/2025 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 six 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
1	9 Kingfield Ct CAMBERWELL 3124	\$1,850,000	17/12/2025
2	46 Albany Cr SURREY HILLS 3127	\$1,800,000	08/12/2025
3	12 Elwood St SURREY HILLS 3127	\$1,935,000	09/11/2025

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: 04/02/2026 14:41



Rooms: 8

Property Type: House

Land Size: 805 sqm approx

Agent Comments

Comparable Properties



9 Kingfield Ct CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,850,000

Method: Private Sale

Date: 17/12/2025

Property Type: House

Land Size: 802 sqm approx



46 Albany Cr SURREY HILLS 3127 (VG)

Agent Comments



Price: \$1,800,000

Method: Sale

Date: 08/12/2025

Property Type: House (Res)

Land Size: 636 sqm approx



12 Elwood St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,935,000

Method: Auction Sale

Date: 09/11/2025

Property Type: House (Res)

Land Size: 611 sqm approx