

# 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 5 Griffin Close, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$2,000,000

### 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	1/60 Windsor Cr SURREY HILLS 3127	\$1,711,500	22/11/2025
2	12 Elwood St SURREY HILLS 3127	\$1,935,000	09/11/2025
3	5 Allie St SURREY HILLS 3127	\$1,805,000	18/10/2025

**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.~~

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**Indicative Selling Price**

\$1,850,000 - \$2,000,000

**Median House Price**

Year ending December 2025: \$2,255,000



5 2 2

**Property Type:**

Agent Comments

## Comparable Properties



1/60 Windsor Cr SURREY HILLS 3127 (REI/VG)

Agent Comments

2 2 2

**Price:** \$1,711,500

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** Townhouse (Res)



12 Elwood St SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,935,000

**Method:** Auction Sale

**Date:** 09/11/2025

**Property Type:** House (Res)

**Land Size:** 611 sqm approx



5 Allie St SURREY HILLS 3127 (REI/VG)

Agent Comments

5 2 2

**Price:** \$1,805,000

**Method:** Private Sale

**Date:** 18/10/2025

**Property Type:** House

**Land Size:** 630 sqm approx

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