

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

2/25 York Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$932,500 Property Type Unit Suburb Surrey Hills

Period - From 01/10/2025 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	2c Russell St SURREY HILLS 3127	\$1,020,000	10/12/2025
2	2/49 Wandsworth Rd SURREY HILLS 3127	\$1,120,000	05/11/2025
3	1/392 Mont Albert Rd MONT ALBERT 3127	\$1,085,000	30/10/2025

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.~~

This Statement of Information was prepared on:

06/02/2026 09:00



Rooms: 4
Property Type: Townhouse

David Banks
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Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
December quarter 2025: \$932,500

Comparable Properties



2c Russell St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,020,000
Method: Auction Sale
Date: 10/12/2025
Property Type: Villa



2/49 Wandsworth Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,120,000
Method: Sold Before Auction
Date: 05/11/2025
Property Type: Unit



1/392 Mont Albert Rd MONT ALBERT 3127 (REI)

Agent Comments



Price: \$1,085,000
Method: Sold Before Auction
Date: 30/10/2025
Property Type: Villa

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511