

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

3/72 Essex Road, Surrey Hills VIC 3127

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$915,500

Property Type

Unit

Suburb

Surrey Hills

Period - From

14/07/2025

to

12/01/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/26 Cooalongatta Road Camberwell VIC 3124	\$1,393,000	06/12/2025
29 Murray Drive Burwood VIC 3125	\$1,335,000	20/09/2025
2/689 Riversdale Road Camberwell VIC 3124	\$1,335,000	22/12/2025

This Statement of Information was prepared on:

14/01/2026