

# 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 2/700 Canterbury Road, 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 \$700,000 & \$770,000

### 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	3/38-40 Shepherd St SURREY HILLS 3127	\$800,000	22/11/2025
2	2/10 Norfolk Rd SURREY HILLS 3127	\$795,000	25/10/2025
3	2/21 Beech St SURREY HILLS 3127	\$791,000	25/10/2025

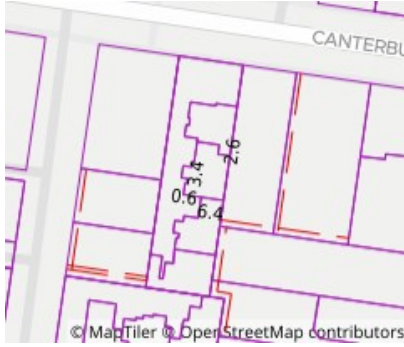
OR

~~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: 10/03/2026 10:32

2/700 Canterbury Road, Surrey Hills Vic 3127

Tim Heavyside  
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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
December quarter 2025: \$932,500

## Comparable Properties



**3/38-40 Shepherd St SURREY HILLS 3127 (REI)**

[Agent Comments](#)



**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** Unit



**2/10 Norfolk Rd SURREY HILLS 3127 (REI/VG)**

[Agent Comments](#)



**Price:** \$795,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** Unit



**2/21 Beech St SURREY HILLS 3127 (REI/VG)**

[Agent Comments](#)



**Price:** \$791,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** Unit

Account - Heavyside



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