

## 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

61 DURHAM 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,200,000

&

\$3,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,300,000

Property type

House

Suburb

Surrey Hills

Period-from

01 Feb 2025

to

31 Jan 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 6 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

73 GUILDFORD ROAD SURREY HILLS VIC 3127	\$3,150,000	20-Sep-25
6 LANGFORD STREET SURREY HILLS VIC 3127	\$3,500,000	30-Jan-26
7 MURDOCH STREET CAMBERWELL VIC 3124	\$3,415,000	18-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 12 February 2026



**73 GUILDFORD ROAD SURREY  
HILLS VIC 3127**

4 3 2

Sold Price **\$3,150,000** Sold Date **20-Sep-25**

Distance **1.19km**



**6 LANGFORD STREET SURREY  
HILLS VIC 3127**

4 2 2

Sold Price <sup>RS</sup> **\$3,500,000** <sup>UN</sup> Sold Date **30-Jan-26**

Distance **1.94km**



**7 MURDOCH STREET  
CAMBERWELL VIC 3124**

4 3 2

Sold Price **\$3,415,000** Sold Date **18-Nov-25**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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