

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

3/32 Florence Road, 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	1/8 Norfolk Rd SURREY HILLS 3127	\$1,050,000	30/10/2025
3	1/32 Florence Rd SURREY HILLS 3127	\$906,000	25/10/2025

OR

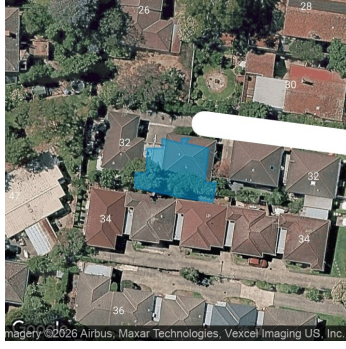
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/02/2026 12:19

3/32 Florence Road, Surrey Hills Vic 3127

Steven Zervas
0423767621
steven@heavyside.co



 2  2  3

Property Type: Villa Unit

Agent Comments

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/VG)

Agent Comments

 2  1  2

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



1/8 Norfolk Rd SURREY HILLS 3127 (REI)

Agent Comments

 2  2  2

Price: \$1,050,000
Method: Sold Before Auction
Date: 30/10/2025
Property Type: Villa



1/32 Florence Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 2  1  2

Price: \$906,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Villa

Account - Heavyside



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