

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

1/223 Elgar Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	1/46 Essex Rd SURREY HILLS 3127	\$1,260,000	06/09/2025
2	2/118 Elgar Rd BOX HILL SOUTH 3128	\$1,050,000	06/09/2025
3			

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: 17/02/2026 08:47



Rooms: 6
Property Type: Unit
Agent Comments

Ross Stryker
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Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
December quarter 2025: \$932,500

Comparable Properties



1/46 Essex Rd SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$1,260,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)



2/118 Elgar Rd BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)

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.

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



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