

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 727 Canterbury Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price \$2,350,000

Median sale price

Median price \$2,255,000

Property Type House

Suburb Surrey Hills

Period - From 01/01/2025

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 | 865 Riversdale Rd CAMBERWELL 3124 | \$2,500,000 | 08/11/2025 |
| 2 | 232 Canterbury Rd CANTERBURY 3126 | \$2,320,000 | 27/09/2025 |
| 3 | 293 Elgar Rd SURREY HILLS 3127 | \$2,426,000 | 20/09/2025 |

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:

25/02/2026 15:59



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Property Type: House
Land Size: 910 sqm approx
Agent Comments

Indicative Selling Price
 \$2,350,000
Median House Price
 Year ending December 2025: \$2,255,000

Comparable Properties



865 Riversdale Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

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Price: \$2,500,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 724 sqm approx

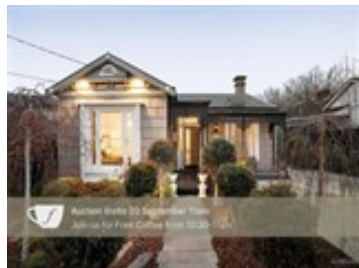


232 Canterbury Rd CANTERBURY 3126 (REI)

Agent Comments

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Price: \$2,320,000
Method: Private Sale
Date: 27/09/2025
Property Type: House (Res)
Land Size: 836 sqm approx



293 Elgar Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

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Price: \$2,426,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 712 sqm approx

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



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