

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

30 Middlesex Road, Surrey Hills VIC 3127

Indicative selling price

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

Single price

\$2,300,000

Median sale price

Median price

\$2,255,000

Property Type

House

Suburb

Surrey Hills

Period - From

23/08/2025

to

22/02/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 Sherwood Rd, Surrey Hills Vic	\$2,300,000	08/11/2025
20 Elwood St, Surrey Hills Vic	\$2,201,000	18/10/2025
118 Windsor Cr, Surrey Hills Vic	\$2,348,000	17/10/2025

This Statement of Information was prepared on:

23/02/2026