

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 9 Everton Grove, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

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 | 572 Whitehorse Rd SURREY HILLS 3127 | \$1,700,000 | 01/12/2025 |
| 2 | 761 Canterbury Rd SURREY HILLS 3127 | \$1,595,000 | 29/11/2025 |
| 3 | 24 Melrose St MONT ALBERT NORTH 3129 | \$1,550,000 | 18/10/2025 |

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: 21/02/2026 10:57



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Property Type: House
Land Size: 678 sqm approx
Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 Year ending December 2025: \$2,255,000

Comparable Properties



572 Whitehorse Rd SURREY HILLS 3127 (REI/VG)

[Agent Comments](#)

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  2

Price: \$1,700,000
Method: Private Sale
Date: 01/12/2025
Property Type: House (Res)
Land Size: 816 sqm approx

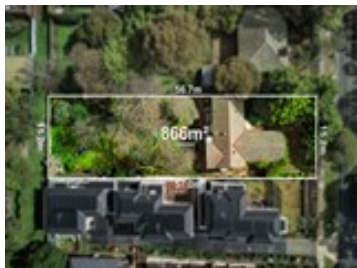


761 Canterbury Rd SURREY HILLS 3127 (REI)

[Agent Comments](#)

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Price: \$1,595,000
Method: Private Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 752.60 sqm approx



24 Melrose St MONT ALBERT NORTH 3129 (REI)

[Agent Comments](#)

 3
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Price: \$1,550,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 866 sqm approx

Account - Marshall White | P: 03 9822 9999