

# 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

18 Norfolk Road, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,180,000 Property Type House 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	63 Barton St SURREY HILLS 3127	\$2,090,000	17/12/2025
2	20 Norfolk Rd SURREY HILLS 3127	\$1,954,000	08/12/2025
3	249 Mont Albert Rd SURREY HILLS 3127	\$2,020,000	01/12/2025

**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 15:18

18 Norfolk Road, Surrey Hills Vic 3127

Tim Heavyside  
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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
December quarter 2025: \$2,180,000

## Comparable Properties



**63 Barton St SURREY HILLS 3127 (REI)**

Agent Comments



**Price:** \$2,090,000  
**Method:** Private Sale  
**Date:** 17/12/2025  
**Property Type:** House (Res)  
**Land Size:** 430 sqm approx



**20 Norfolk Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments



**Price:** \$1,954,000  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** House  
**Land Size:** 665 sqm approx



**249 Mont Albert Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments



**Price:** \$2,020,000  
**Method:** Private Sale  
**Date:** 01/12/2025  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx

Account - Heavyside



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