

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

2/10 Leura Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$1,452,000

Property Type

Townhouse

Suburb

Surrey Hills

Period - From

14/02/2025

to

13/02/2026

Source

Property Data

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	1/13 Russell St SURREY HILLS 3127	\$1,452,000	18/10/2025
2	4/58 Union Rd SURREY HILLS 3127	\$1,475,000	19/09/2025
3	4/946 Riversdale Rd SURREY HILLS 3127	\$1,475,000	30/08/2025

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:

14/02/2026 12:34

2/10 Leura Street, Surrey Hills Vic 3127



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,500,000
Median Townhouse Price
14/02/2025 - 13/02/2026: \$1,452,000

Comparable Properties

1/13 Russell St SURREY HILLS 3127 (REI)

Agent Comments

- - -

Price: \$1,452,000
Method:
Date: 18/10/2025
Property Type: House

4/58 Union Rd SURREY HILLS 3127 (REI)

Agent Comments

- - -

Price: \$1,475,000
Method:
Date: 19/09/2025
Property Type: House

4/946 Riversdale Rd SURREY HILLS 3127 (REI)

Agent Comments

- - -

Price: \$1,475,000
Method:
Date: 30/08/2025
Property Type: House

Account - Heavyside



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