

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 713 Canterbury Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price \$1,790,000

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	5 Hannaslea St BOX HILL 3128	\$1,757,000	19/02/2026
2	11 Venice St BOX HILL SOUTH 3128	\$1,800,000	14/02/2026
3	16 View St SURREY HILLS 3127	\$1,800,000	13/02/2026

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:

22/02/2026 15:00



 4  2  3

Property Type: House (Res)

Land Size: 676 sqm approx

Agent Comments

Indicative Selling Price

\$1,790,000

Median House Price

December quarter 2025: \$2,180,000

Comparable Properties



5 Hannaslea St BOX HILL 3128 (REI)

Agent Comments

 4  2  1

Price: \$1,757,000

Method: Sold Before Auction

Date: 19/02/2026

Property Type: House

Land Size: 650 sqm approx



11 Venice St BOX HILL SOUTH 3128 (REI)

Agent Comments

 4  3  3

Price: \$1,800,000

Method: Private Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 708 sqm approx



16 View St SURREY HILLS 3127 (REI)

Agent Comments

 4  1  -

Price: \$1,800,000

Method: Sold Before Auction

Date: 13/02/2026

Property Type: House (Res)

Land Size: 611 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



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