

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

2/31 BENTLEY STREET SURREY HILLS VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,500

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

2/41 PEMBROKE STREET SURREY HILLS VIC 3127	\$1,502,000	04-Oct-25
2/398 MONT ALBERT ROAD MONT ALBERT VIC 3127	\$1,580,000	23-Sep-25
4/946 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$1,475,000	30-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 06 February 2026



2/41 PEMBROKE STREET SURREY HILLS VIC 3127

Sold Price

\$1,502,000

Sold Date

04-Oct-25

 4  3  2

Distance

0.22km



2/398 MONT ALBERT ROAD MONT ALBERT VIC 3127

Sold Price

\$1,580,000

Sold Date

23-Sep-25

 4  3  1

Distance

1.02km



4/946 RIVERSDALE ROAD SURREY HILLS VIC 3127

Sold Price

\$1,475,000

Sold Date

30-Aug-25

 4  3  2

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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