

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

32 Bentley Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

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 | 51 Roslyn St BURWOOD 3125 | \$1,790,000 | 06/12/2025 |
| 2 | 2 Boisdale St SURREY HILLS 3127 | \$1,630,000 | 02/12/2025 |
| 3 | 19 Wavell St BOX HILL 3128 | \$1,645,000 | 08/11/2025 |

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:

23/01/2026 11:58



4
 2
 2

Property Type: House (Res)

Land Size: 687 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

Year ending December 2025: \$2,255,000

Comparable Properties



51 Roslyn St BURWOOD 3125 (REI)

Agent Comments

3
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 3

Price: \$1,790,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 690 sqm approx



2 Boisdale St SURREY HILLS 3127 (REI)

Agent Comments

4
 2
 2

Price: \$1,630,000

Method: Private Sale

Date: 02/12/2025

Property Type: House (Res)

Land Size: 688 sqm approx



19 Wavell St BOX HILL 3128 (REI)

Agent Comments

3
 1
 1

Price: \$1,645,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 589 sqm approx

Account - Marshall White | P: 03 9822 9999