

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

1 South Court, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$2,255,000 Property Type House Suburb Surrey Hills

Period - From 01/01/2026 to 31/03/2026 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	3 Florence Rd SURREY HILLS 3127	\$1,595,000	28/03/2026
2	37 Monash St BOX HILL SOUTH 3128	\$1,665,000	21/02/2026
3	25 Donald Rd BURWOOD 3125	\$1,707,500	18/02/2026

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:

14/04/2026 11:16



Property Type: House

Agent Comments

Comparable Properties



3 Florence Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,595,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 348 sqm approx



37 Monash St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,665,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 684 sqm approx



25 Donald Rd BURWOOD 3125 (REI)

Agent Comments



Price: \$1,707,500

Method: Sold Before Auction

Date: 18/02/2026

Property Type: House (Res)

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511