

# 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

2/35 Surrey Road, Mount Waverley VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,320,000

### Median sale price

Median price

\$1,450,333

Property Type

Unit

Suburb

Mount Waverley

Period - From

27/08/2025

to

26/02/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
2/23 Barlyn Road Mount Waverley VIC 3149	\$1,227,000	08/11/2025
1/71 Leeds Road Mount Waverley VIC 3149	\$1,276,000	17/11/2025

This Statement of Information was prepared on:

27/02/2026