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	2/21 BEECH 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$867,500	Property type	Unit	Suburb	Surrey Hills
Period-from	01 Sep 2024	to	31 Aug 2025	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
5/8 FLORENCE ROAD SURREY HILLS VIC 3127	$772,552	23-Apr-25
3/17A ESSEX ROAD SURREY HILLS VIC 3127	$785,000	07-Sep-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: 29 September 2025

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5/8 FLORENCE ROAD SURREY HILLS VIC 3127

2 1 1

Sold Price **$772,552** Sold Date **23-Apr-25**

Distance **0.85km**



3/17A ESSEX ROAD SURREY HILLS VIC 3127

2 1 2

Sold Price RS **$785,000** UN Sold Date **07-Sep-25**

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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