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	2/88 WARRIGAL ROAD 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	$595,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$890,000	Property type	Unit	Suburb	Surrey Hills
Period-from	01 Dec 2024	to	30 Nov 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
3/1306 TOORAK ROAD CAMBERWELL VIC 3124	$555,000	06-Jul-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: 01 December 2025

LANGWELL HARPER

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3/1306 TOORAK ROAD CAMBERWELL VIC 3124

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Sold Price	**$555,000**	Sold Date	**06-Jul-25**
		Distance	**1.93km**

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

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