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	5/38 Florence Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $906,500 Property Type Unit 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	9/26 Florence Rd SURREY HILLS 3127	$680,000	18/10/2025
2	12/67 Wattle Valley Rd CANTERBURY 3126	$683,500	04/08/2025
3	8/18 Louise Av MONT ALBERT 3127	$700,000	01/08/2025

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: 19/01/2026 15:42

5/38 Florence Road, Surrey Hills Vic 3127



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
Year ending December 2025: $906,500

Comparable Properties



9/26 Florence Rd SURREY HILLS 3127 (REI/VG)

2 1 1

Price: $680,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Unit

Agent Comments



12/67 Wattle Valley Rd CANTERBURY 3126 (REI/VG)

2 1 1

Price: $683,500
Method: Sold Before Auction
Date: 04/08/2025
Property Type: Unit

Agent Comments



8/18 Louise Av MONT ALBERT 3127 (REI/VG)

2 1 1

Price: $700,000
Method: Private Sale
Date: 01/08/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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