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	64 Surrey Road, South Yarra Vic 3141

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $2,100,000 Property Type House Suburb South Yarra

Period - From 01/10/2025 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	23 Macfarlan St SOUTH YARRA 3141	$1,656,000	05/03/2026
2	76 Hawksburn Rd SOUTH YARRA 3141	$1,850,000	20/10/2025
3	15 Ashleigh Rd ARMADALE 3143	$1,717,000	24/09/2025

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: 17/03/2026 11:04

64 Surrey Road, South Yarra Vic 3141



2 1

Property Type: House (Res)
Land Size: 188sqm sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
December quarter 2025: $2,100,000

Comparable Properties



23 Macfarlan St SOUTH YARRA 3141 (REI)

2 1 -

Price: $1,656,000
Method: Auction Sale
Date: 05/03/2026
Property Type: House (Res)
Land Size: 178 sqm approx

Agent Comments



76 Hawksburn Rd SOUTH YARRA 3141 (REI/VG)

2 1 -

Price: $1,850,000
Method: Sold Before Auction
Date: 20/10/2025
Property Type: House (Res)
Land Size: 214 sqm approx

Agent Comments



15 Ashleigh Rd ARMADALE 3143 (REI/VG)

2 1 1

Price: $1,717,000
Method: Private Sale
Date: 24/09/2025
Property Type: House (Res)
Land Size: 205 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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