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	30 Glendale Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price $3,450,000

Median sale price

Median price $2,255,000 Property Type House 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	36 Morey St CAMBERWELL 3124	$3,000,000	25/10/2025
2	27a Pembroke St SURREY HILLS 3127	$3,465,000	12/10/2025
3	49 Florence Rd SURREY HILLS 3127	$3,250,000	29/09/2025

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: 28/02/2026 13:56

30 Glendale Street, Surrey Hills Vic 3127



5 4 2

Property Type: House

Agent Comments

Indicative Selling Price
$3,450,000
Median House Price
Year ending December 2025: $2,255,000

Comparable Properties



36 Morey St CAMBERWELL 3124 (REI/VG)

5 3 2

Price: $3,000,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



27a Pembroke St SURREY HILLS 3127 (REI/VG)

4 3 3

Price: $3,465,000
Method: Auction Sale
Date: 12/10/2025
Property Type: House (Res)
Land Size: 472 sqm approx

Agent Comments



49 Florence Rd SURREY HILLS 3127 (REI/VG)

4 - -

Price: $3,250,000
Method: Sold Before Auction
Date: 29/09/2025
Property Type: House (Res)
Land Size: 814 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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