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	59a Florence Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price $1,719,000

Median sale price

Median price $2,255,000 Property Type House Suburb Surrey Hills

Period - From 01/01/2026 to 31/03/2026 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	52 Russell St SURREY HILLS 3127	$1,813,000	28/02/2026
2	46 Albany Cr SURREY HILLS 3127	$1,800,000	08/12/2025
3	5 Allie St SURREY HILLS 3127	$1,805,000	18/10/2025

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: 10/04/2026 12:09

59a Florence Road, Surrey Hills Vic 3127

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4 2 3

Property Type: House (Res)
Land Size: 803 sqm approx

Agent Comments

Indicative Selling Price
$1,719,000
Median House Price
March quarter 2026: $2,255,000

Comparable Properties



52 Russell St SURREY HILLS 3127 (REI)

3 2 3

Price: $1,813,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments



46 Albany Cr SURREY HILLS 3127 (VG)

4 - -

Price: $1,800,000
Method: Sale
Date: 08/12/2025
Property Type: House (Res)
Land Size: 636 sqm approx

Agent Comments



5 Allie St SURREY HILLS 3127 (REI/VG)

5 2 2

Price: $1,805,000
Method: Private Sale
Date: 18/10/2025
Property Type: House
Land Size: 630 sqm approx

Agent Comments

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