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	3 Florence Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,475,000 Property Type Townhouse Suburb Surrey Hills

Period - From 03/03/2025 to 02/03/2026 Source Property Data

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	33 View St MONT ALBERT 3127	$1,425,000	22/12/2025
2	4/8-10 Morey St CAMBERWELL 3124	$1,547,000	16/11/2025
3	10 Royal La SURREY HILLS 3127	$1,404,000	13/11/2025

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: 03/03/2026 14:43

3 Florence Road, Surrey Hills Vic 3127

JellisCraig



3 2 2

Property Type: House
Land Size: 348 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median Townhouse Price
03/03/2025 - 02/03/2026: $1,475,000

Comparable Properties



33 View St MONT ALBERT 3127 (REI/VG)

3 2 2

Price: $1,425,000
Method: Private Sale
Date: 22/12/2025
Property Type: Townhouse (Single)
Land Size: 198 sqm approx

Agent Comments



4/8-10 Morey St CAMBERWELL 3124 (REI)

3 2 2

Price: $1,547,000
Method: Auction Sale
Date: 16/11/2025
Property Type: Townhouse (Res)
Land Size: 339 sqm approx

Agent Comments



10 Royal La SURREY HILLS 3127 (REI/VG)

3 2 2

Price: $1,404,000
Method: Sold Before Auction
Date: 13/11/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511

REIV THE DIFFERENCE

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