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	25 Bentley Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price $2,200,000

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	32 Beaver St BOX HILL SOUTH 3128	$2,100,000	09/05/2026
2	3 Varzin Av SURREY HILLS 3127	$2,300,000	19/03/2026
3	84 Broughton Rd SURREY HILLS 3127	$2,352,000	21/02/2026

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: 14/06/2026 17:46

25 Bentley Street, Surrey Hills Vic 3127

Brian Pan
8849 8088
0423 584 728
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4 2 2

Property Type: House
Land Size: 802 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000
Median House Price
March quarter 2026: $2,255,000

Comparable Properties



32 Beaver St BOX HILL SOUTH 3128 (REI)

4 2 2

Price: $2,100,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 745 sqm approx

Agent Comments



3 Varzin Av SURREY HILLS 3127 (REI)

4 4 2

Price: $2,300,000
Method: Auction Sale
Date: 19/03/2026
Property Type: House (Res)
Land Size: 873 sqm approx

Agent Comments



84 Broughton Rd SURREY HILLS 3127 (REI/VG)

4 2 2

Price: $2,352,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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