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	122 Surrey Road North, South Yarra Vic 3141

Indicative selling price

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

Single price $1,295,000

Median sale price

Median price $2,225,000 Property Type House Suburb South Yarra

Period - From 05/12/2024 to 04/12/2025 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	5d Clara St SOUTH YARRA 3141	$1,400,000	28/11/2025
2	80 Bendigo St PRAHRAN 3181	$1,380,000	22/11/2025
3	233 Williams Rd SOUTH YARRA 3141	$1,585,000	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: 05/12/2025 09:24

122 Surrey Road North, South Yarra Vic 3141

RT Edgar



3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,295,000
Median House Price
05/12/2024 - 04/12/2025: $2,225,000

Comparable Properties



5d Clara St SOUTH YARRA 3141 (REI)

3 2 2

Price: $1,400,000
Method: Private Sale
Date: 28/11/2025
Property Type: House (Res)

Agent Comments



80 Bendigo St PRAHRAN 3181 (REI)

2 1 -

Price: $1,380,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)

Agent Comments



233 Williams Rd SOUTH YARRA 3141 (REI)

3 2 -

Price: $1,585,000
Method: Sold Before Auction
Date: 13/11/2025
Property Type: House (Res)

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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