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	56 Essex Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $2,200,000 & $2,400,000

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	104 Glyndon Rd CAMBERWELL 3124	$2,300,000	27/03/2026
2	8 Mabel St CAMBERWELL 3124	$2,391,000	14/03/2026
3	7 Tyne St CAMBERWELL 3124	$2,500,000	09/03/2026

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: 02/06/2026 15:47

56 Essex Road, Surrey Hills Vic 3127

JellisCraig

Geordie Dixon-Sima
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Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
March quarter 2026: $2,255,000



4 2 4

Property Type: House
Land Size: 695 sqm approx

Agent Comments

Comparable Properties



104 Glyndon Rd CAMBERWELL 3124 (REI/VG)

4 3 4

Price: $2,300,000
Method: Sold Before Auction
Date: 27/03/2026
Property Type: House (Res)
Land Size: 685 sqm approx

Agent Comments



8 Mabel St CAMBERWELL 3124 (REI)

5 2 2

Price: $2,391,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)

Agent Comments



7 Tyne St CAMBERWELL 3124 (REI/VG)

4 3 2

Price: $2,500,000
Method: Private Sale
Date: 09/03/2026
Property Type: Townhouse (Single)
Land Size: 568 sqm approx

Agent Comments

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