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	3/10 Tyndall Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $902,000 Property Type Unit Suburb Surrey Hills

Period - From 03/06/2025 to 02/06/2026 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	3/5 Stornoway Rd CAMBERWELL 3124	$1,050,000	21/04/2026
2	1/8 Florence Rd SURREY HILLS 3127	$980,000	02/05/2026
3	2/40 Northcote Av BALWYN 3103	$950,000	09/05/2026

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: 03/06/2026 12:59

3/10 Tyndall Street, Surrey Hills Vic 3127



3 1 2

Property Type: Unit

Agent Comments

Toby Parker
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Indicative Selling Price
$900,000 - $990,000
Median Unit Price
03/06/2025 - 02/06/2026: $902,000

Comparable Properties



3/5 Stornoway Rd CAMBERWELL 3124 (REI)

3 1 1

Price: $1,050,000
Method: Private Sale
Date: 21/04/2026
Property Type: Unit

Agent Comments



1/8 Florence Rd SURREY HILLS 3127 (REI)

3 2 1

Price: $980,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Unit

Agent Comments



2/40 Northcote Av BALWYN 3103 (REI)

3 1 1

Price: $950,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Unit

Agent Comments

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