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	1/4 Tyndall Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $909,750 Property Type Unit Suburb Surrey Hills

Period - From 01/07/2025 to 30/06/2026 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	2/188 Canterbury Rd CANTERBURY 3126	$1,650,000	18/06/2026
2	2/91 Balwyn Rd BALWYN 3103	$1,550,000	27/05/2026
3	2/25 Talbot Av BALWYN 3103	$1,700,000	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: 14/07/2026 10:29

1/4 Tyndall Street, Surrey Hills Vic 3127

Nick Ptak
03 8862 4913
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3 2 2

Property Type: Townhouse
Land Size: 367 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median Unit Price
Year ending June 2026: $909,750

Comparable Properties



2/188 Canterbury Rd CANTERBURY 3126 (REI)

3 2 2

Price: $1,650,000
Method: Private Sale
Date: 18/06/2026
Property Type: Apartment

Agent Comments



2/91 Balwyn Rd BALWYN 3103 (REI/VG)

3 2 2

Price: $1,550,000
Method: Sold Before Auction
Date: 27/05/2026
Property Type: Unit
Land Size: 362 sqm approx

Agent Comments



2/25 Talbot Av BALWYN 3103 (REI)

3 2 2

Price: $1,700,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Townhouse (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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