Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 21/10/2026

Property offered for sale

Address
Including suburb and postcode: 82 Croydon Road, Surrey Hills Vic 3127

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	2	N/A	889

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $2,600,000 or Range between: _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: _____

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $2,170,000 Property type: House Suburb: Surrey Hills

Period: from 21/10/2025 to 20/10/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	7 Proudfoot St MONT ALBERT 3127		
Sale price	$2,770,000	Date of sale	15/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	3	N/A	747

Comparable property 2

Address	104 Guildford Rd SURREY HILLS 3127		
Sale price	$2,530,000	Date of sale	24/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	767

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

There’s only been two comparable sales occur within the past 6 months and within 2kms

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=e5be474c5a7995011af418dffa79b6b7

82 Croydon Road, Surrey Hills Vic 3127

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3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 889 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000
Median House Price
21/10/2025 - 20/10/2026: $2,170,000

Comparable Properties



7 Proudfoot St MONT ALBERT 3127 (REI)

4 2 3

Price: $2,770,000
Method: Auction Sale
Date: 15/10/2026
Property Type: House (Res)
Land Size: 747 sqm approx

Agent Comments



104 Guildford Rd SURREY HILLS 3127 (REI)

4 2 2

Price: $2,530,000
Method: Private Sale
Date: 24/07/2026
Property Type: House
Land Size: 767 sqm approx

Agent Comments

There’s only been two comparable sales occur within the past 6 months and within 2kms

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