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	7 Robinson Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $2,500,000 & $2,750,000

Median sale price

Median price $2,270,750 Property Type House Suburb Surrey Hills

Period - From 01/10/2024 to 31/12/2024 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	5a Byron St CANTERBURY 3126	$2,608,888	30/11/2024
2	122 Windsor Cr SURREY HILLS 3127	$2,695,000	23/09/2024
3	3 Howell Av SURREY HILLS 3127	$2,760,000	21/09/2024

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: 17/03/2025 07:37

7 Robinson Road, Surrey Hills Vic 3127



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
December quarter 2024: $2,270,750

Comparable Properties



5a Byron St CANTERBURY 3126 (REI/VG)

3 2 2

Price: $2,608,888
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)

Agent Comments



122 Windsor Cr SURREY HILLS 3127 (REI/VG)

5 3 2

Price: $2,695,000
Method: Private Sale
Date: 23/09/2024
Property Type: House (Res)
Land Size: 648 sqm approx

Agent Comments



3 Howell Av SURREY HILLS 3127 (REI/VG)

4 3 2

Price: $2,760,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House
Land Size: 667 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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