

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 Florence 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

\$2,281,500

Property Type

House

Suburb

Surrey Hills

Period - From

01/01/2024

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	7 Highfield Rd CANTERBURY 3126	\$2,450,000	17/12/2024
2	268 Mont Albert Rd SURREY HILLS 3127	\$2,281,500	22/11/2024
3	11 Compton St CANTERBURY 3126	\$2,230,000	15/09/2024

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:

04/03/2025 12:50



Rooms: 7

Property Type: House

Land Size: 621 sqm approx

Agent Comments

Comparable Properties



7 Highfield Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$2,450,000

Method: Private Sale

Date: 17/12/2024

Property Type: House

Land Size: 778 sqm approx



268 Mont Albert Rd SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$2,281,500

Method: Sold Before Auction

Date: 22/11/2024

Property Type: House (Res)

Land Size: 632 sqm approx



11 Compton St CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$2,230,000

Method: Sold After Auction

Date: 15/09/2024

Property Type: House (Res)

Land Size: 802 sqm approx