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	26 Langford Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between $2,450,000 & $2,650,000

Median sale price

Median price $2,480,000 Property Type House Suburb Surrey Hills

Period - From 01/01/2025 to 31/03/2025 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	16 Newton St SURREY HILLS 3127	$2,400,000	01/03/2025
2	426 Whitehorse Rd SURREY HILLS 3127	$2,520,000	22/02/2025
3	22 Churchill St MONT ALBERT 3127	$2,620,000	15/02/2025

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: 29/04/2025 17:16

26 Langford Street, Surrey Hills Vic 3127

David Banks
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4 2 2

Property Type: House
Land Size: 822 sqm approx

Agent Comments

Indicative Selling Price
$2,450,000 - $2,650,000
Median House Price
March quarter 2025: $2,480,000

Comparable Properties



16 Newton St SURREY HILLS 3127 (REI)

5 2 2

Price: $2,400,000
Method: Private Sale
Date: 01/03/2025
Property Type: House
Land Size: 903 sqm approx

Agent Comments



426 Whitehorse Rd SURREY HILLS 3127 (REI)

4 3 2

Price: $2,520,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 832 sqm approx

Agent Comments



22 Churchill St MONT ALBERT 3127 (REI)

4 2 2

Price: $2,620,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 782 sqm approx

Agent Comments

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