

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000 & \$2,100,000

### Median sale price

Median price \$2,300,000 Property Type House Suburb Surrey Hills

Period - From 01/04/2024 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 | 238 Union Rd SURREY HILLS 3127  | \$2,125,000 | 05/04/2025   |
| 2 | 16 Charles St SURREY HILLS 3127 | \$2,138,000 | 05/12/2024   |
| 3 |                                 |             |              |

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: 23/04/2025 15:56



4 2 3

**Property Type:** House  
**Land Size:** 621 sqm approx  
**Agent Comments**

**Chris Daly**  
0432 056 911

**Indicative Selling Price**  
\$1,950,000 - \$2,100,000  
**Median House Price**  
Year ending March 2025: \$2,300,000

## Comparable Properties



**238 Union Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,125,000  
**Method:** Sold After Auction  
**Date:** 05/04/2025  
**Property Type:** House (Res)  
**Land Size:** 718 sqm approx



**16 Charles St SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,138,000  
**Method:** Auction Sale  
**Date:** 05/12/2024  
**Property Type:** House (Res)  
**Land Size:** 455 sqm approx