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: 3/5 Florence Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between: $990,000 & $1,089,000

Median sale price

Median price: $855,000 Property Type: Unit 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	7/20 Florence Rd SURREY HILLS 3127	$1,050,000	21/01/2025
2			
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: 05/06/2025 15:49

3/5 Florence Road, Surrey Hills Vic 3127

Adam Cusinato
03 9810 5023
0467 029 069
AdamCusinato@jelliscraig.com.au



3 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$990,000 - $1,089,000
Median Unit Price
Year ending March 2025: $855,000

Comparable Properties



7/20 Florence Rd SURREY HILLS 3127 (REI/VG)

3 1 2

Price: $1,050,000
Method: Private Sale
Date: 21/01/2025
Property Type: Unit

Agent Comments

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.

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