

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

2/5 Florence Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$930,000

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	2/3 Payne St SURREY HILLS 3127	\$945,000	20/06/2025
2	1/64 Essex Rd SURREY HILLS 3127	\$950,000	16/06/2025
3	1/39 Pine St SURREY HILLS 3127	\$925,000	29/03/2025

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:

25/06/2025 13:33



Rooms: 4

Property Type: Unit

Land Size: 151 sqm approx

Agent Comments

Comparable Properties



2/3 Payne St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$945,000

Method: Private Sale

Date: 20/06/2025

Property Type: Unit



1/64 Essex Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$950,000

Method: Sold Before Auction

Date: 16/06/2025

Property Type: Unit



1/39 Pine St SURREY HILLS 3127 (RE/VG)

Agent Comments



Price: \$925,000

Method: Auction Sale

Date: 29/03/2025

Property Type: Unit