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	2/8 Florence Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $850,000 & $920,000

Median sale price

Median price $855,000 Property Type Unit Suburb Surrey Hills

Period - From 01/07/2024 to 30/06/2025 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	7/25 Thomas St CAMBERWELL 3124	$900,000	21/06/2025
2	1/39 Pine St SURREY HILLS 3127	$925,000	29/03/2025
3	2/10 Northcote Av BALWYN 3103	$900,000	12/03/2025

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: 07/08/2025 11:41

2/8 Florence Road, Surrey Hills Vic 3127

JellisCraig



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$850,000 - $920,000
Median Unit Price
Year ending June 2025: $855,000

Comparable Properties



7/25 Thomas St CAMBERWELL 3124 (REI)

2 2 1

Price: $900,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Unit

Agent Comments



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

2 1 2

Price: $925,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Unit

Agent Comments



2/10 Northcote Av BALWYN 3103 (REI/VG)

2 1 1

Price: $900,000
Method: Sold Before Auction
Date: 12/03/2025
Property Type: Villa

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE

propertydata .com.au

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