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	15 Suffolk Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $2,299,999 Property Type House 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	20 Boronia St CANTERBURY 3126	$2,480,000	16/08/2025
2	18 Pine St SURREY HILLS 3127	$2,530,000	12/04/2025
3	13 Granville St CAMBERWELL 3124	$2,480,000	15/03/2025

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: 26/08/2025 13:18

15 Suffolk Road, Surrey Hills Vic 3127



4 3 2

Rooms: 9
Property Type: House
Land Size: 699 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending June 2025: $2,299,999

Comparable Properties



20 Boronia St CANTERBURY 3126 (REI)

4 4 2

Price: $2,480,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)

Agent Comments



18 Pine St SURREY HILLS 3127 (REI)

4 2 2

Price: $2,530,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 841 sqm approx

Agent Comments



13 Granville St CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $2,480,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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