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	2/10 Norfolk Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $827,500 Property Type Unit Suburb Surrey Hills

Period - From 16/09/2024 to 15/09/2025 Source Property Data

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	6/23-25 Ross St SURREY HILLS 3127	$738,000	05/07/2025
2	2/28 Milton St CANTERBURY 3126	$736,600	09/05/2025
3	2/7 Leopold Cr MONT ALBERT 3127	$761,000	23/04/2025

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: 16/09/2025 17:15

2/10 Norfolk Road, Surrey Hills Vic 3127

Brett Philipp
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2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
16/09/2024 - 15/09/2025: $827,500

Comparable Properties



6/23-25 Ross St SURREY HILLS 3127 (REI)

2 | 1 | 1

Price: $738,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Unit

Agent Comments



2/28 Milton St CANTERBURY 3126 (VG)

2 | - | -

Price: $736,600
Method: Sale
Date: 09/05/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/7 Leopold Cr MONT ALBERT 3127 (REI/VG)

2 | 1 | 1

Price: $761,000
Method: Private Sale
Date: 23/04/2025
Property Type: Unit
Land Size: 85 sqm approx

Agent Comments

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