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	1/32 Florence Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $900,000 Property Type Unit Suburb Surrey Hills

Period - From 20/10/2024 to 19/10/2025 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	2/3 Rowland St MONT ALBERT 3127	$830,000	30/09/2025
2	2/5 Rowland St MONT ALBERT 3127	$830,000	09/09/2025
3	1/34 Florence Rd SURREY HILLS 3127	$800,000	19/08/2025

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: 20/10/2025 14:21

1/32 Florence Road, Surrey Hills Vic 3127

JellisCraig



2 1 2

Rooms: 4
Property Type: Villa
Land Size: Strata sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
20/10/2024 - 19/10/2025: $900,000

Comparable Properties



2/3 Rowland St MONT ALBERT 3127 (REI)

2 1 1

Price: $830,000
Method: Private Sale
Date: 30/09/2025
Property Type: Unit

Agent Comments



2/5 Rowland St MONT ALBERT 3127 (REI)

2 1 1

Price: $830,000
Method: Private Sale
Date: 09/09/2025
Property Type: Unit

Agent Comments



1/34 Florence Rd SURREY HILLS 3127 (REI)

2 1 3

Price: $800,000
Method: Private Sale
Date: 19/08/2025
Property Type: Unit
Land Size: 118 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE

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