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	2/105 Croydon 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 $852,500 Property Type Unit Suburb Surrey Hills

Period - From 01/10/2024 to 30/09/2025 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	2/32 Northcote Av BALWYN 3103	$819,000	30/09/2025
2	2/3 Rowland St MONT ALBERT 3127	$830,000	30/09/2025
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: 26/10/2025 07:36

2/105 Croydon Road, Surrey Hills Vic 3127



2 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
Year ending September 2025: $852,500

Comparable Properties



2/32 Northcote Av BALWYN 3103 (REI)

2 1 1

Price: $819,000
Method: Private Sale
Date: 30/09/2025
Property Type: Villa

Agent Comments



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



1/34 Florence Rd SURREY HILLS 3127 (REI/VG)

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

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