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	94 Empress Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price $2,695,000

Median sale price

Median price $2,320,000 Property Type House Suburb Surrey Hills

Period - From 01/07/2025 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	20 Redvers St SURREY HILLS 3127	$2,750,203	04/09/2025
2	42 Weybridge St SURREY HILLS 3127	$2,950,000	07/07/2025
3			

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: 15/11/2025 13:27

94 Empress Road, Surrey Hills Vic 3127



4 2 2

Property Type: House
Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price
$2,695,000
Median House Price
September quarter 2025: $2,320,000

Comparable Properties



20 Redvers St SURREY HILLS 3127 (REI)

4 1 2

Price: $2,750,203
Method: Sold Before Auction
Date: 04/09/2025
Property Type: House (Res)
Land Size: 783 sqm approx

Agent Comments



42 Weybridge St SURREY HILLS 3127 (REI/VG)

5 3 1

Price: $2,950,000
Method: Expression of Interest
Date: 07/07/2025
Property Type: House (Res)
Land Size: 878 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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