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	1/86 BROUGHTON ROAD SURREY HILLS VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$850,000	&	$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	Unit	Suburb	Surrey Hills
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 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
101/28-34 BOISDALE STREET SURREY HILLS VIC 3127	$900,000	24-Jun-25
1/91 WARRIGAL ROAD SURREY HILLS VIC 3127	$950,000	25-Aug-25
1/32 FLORENCE ROAD SURREY HILLS VIC 3127	$906,000	25-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 05 November 2025