

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

1/128 Broughton Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$2,200,000

Property Type

House

Suburb

Surrey Hills

Period - From

30/06/2025

to

29/06/2026

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	2/777 Canterbury Rd SURREY HILLS 3127	\$1,145,000	20/05/2026
2	46 Erasmus St SURREY HILLS 3127	\$1,310,000	13/05/2026
3	1/109 Broughton Rd SURREY HILLS 3127	\$1,190,000	21/02/2026

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:

30/06/2026 15:26



3 1 2

Property Type:

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

30/06/2025 - 29/06/2026: \$2,200,000

Comparable Properties



2/777 Canterbury Rd SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,145,000

Method: Sold Before Auction

Date: 20/05/2026

Property Type: Unit

Land Size: 322 sqm approx



46 Erasmus St SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,310,000

Method: Sold Before Auction

Date: 13/05/2026

Property Type: House (Res)

Land Size: 310 sqm approx



1/109 Broughton Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$1,190,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)

Land Size: 345 sqm approx

Account - Marshall White | P: 03 9822 9999