

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

1/14 Oak Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$900,000

Property Type Unit

Suburb Surrey Hills

Period - From 01/04/2026

to

30/06/2026

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	1/7 Clanbrae Av BURWOOD 3125	\$1,205,000	27/06/2026
2	2/777 Canterbury Rd SURREY HILLS 3127	\$1,145,000	20/05/2026
3	2/11 Stott St BOX HILL SOUTH 3128	\$1,050,000	17/05/2026

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:

22/09/2026 10:27



3 2 2

Rooms: 5
Property Type: Villa/Unit
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,210,000
Median Unit Price
 June quarter 2026: \$900,000

Comparable Properties



1/7 Clanbrae Av BURWOOD 3125 (REI)

Agent Comments

3 2 2

Price: \$1,205,000
Method: Auction Sale
Date: 27/06/2026
Property Type: Unit
Land Size: 309 sqm approx



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



2/11 Stott St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 1

Price: \$1,050,000
Method: Auction Sale
Date: 17/05/2026
Property Type: Unit
Land Size: 236 sqm approx

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