

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

1/8 Florence Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$932,500

Property Type Unit

Suburb Surrey Hills

Period - From 01/10/2025

to 31/12/2025

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	1/35 Wellman St BOX HILL SOUTH 3128	\$1,088,000	25/03/2026
2	8/17 Kingsley Cr MONT ALBERT 3127	\$935,000	28/02/2026
3	2/1 Neath St SURREY HILLS 3127	\$1,160,000	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:

02/04/2026 14:01

1/8 Florence Road, Surrey Hills Vic 3127

JellisCraig



3 2 1

Rooms: 5
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

David Banks
03 9810 5000
0422 868 410
davidbanks@jellisrcraig.com.au

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
December quarter 2025: \$932,500

Comparable Properties



1/35 Wellman St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 2

Price: \$1,088,000
Method: Private Sale
Date: 25/03/2026
Property Type: House



8/17 Kingsley Cr MONT ALBERT 3127 (REI)

Agent Comments

3 1 2

Price: \$935,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Unit



2/1 Neath St SURREY HILLS 3127 (REI)

Agent Comments

3 1 1

Price: \$1,160,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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