

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

103/3 Norfolk Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,095,000

&

\$1,200,000

Median sale price

Median price \$906,500

Property Type Unit

Suburb Surrey Hills

Period - From 01/01/2025

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	1/8 Norfolk Rd SURREY HILLS 3127	\$1,050,000	30/10/2025
2			
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:

17/03/2026 10:52

103/3 Norfolk Road, Surrey Hills Vic 3127



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,095,000 - \$1,200,000

Median Unit Price

Year ending December 2025: \$906,500



2 2 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/8 Norfolk Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

2 2 2

Price: \$1,050,000

Method: Sold Before Auction

Date: 30/10/2025

Property Type: Villa

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 - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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