

# 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

11 Guildford Road, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,000,000

&

\$3,300,000

### Median sale price

Median price \$2,200,500

Property Type House

Suburb Surrey Hills

Period - From 01/07/2025

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 | 122 Mont Albert Rd CANTERBURY 3126   | \$3,200,888 | 11/06/2026   |
| 2 | 234 Mont Albert Rd SURREY HILLS 3127 | \$3,020,000 | 16/05/2026   |
| 3 | 7 Winson Green Rd CANTERBURY 3126    | \$3,455,000 | 28/03/2026   |

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:

11/08/2026 15:01



5 3 2

Property Type: House

Henry Lee  
0417 112 636  
HenryLee@jellisrcraig.com.au

**Indicative Selling Price**  
\$3,000,000 - \$3,300,000  
**Median House Price**  
Year ending June 2026: \$2,200,500

## Comparable Properties



122 Mont Albert Rd CANTERBURY 3126 (REI/VG)

Agent Comments

5 2 2

**Price:** \$3,200,888  
**Method:** Sold Before Auction  
**Date:** 11/06/2026  
**Property Type:** House (Res)  
**Land Size:** 605 sqm approx



234 Mont Albert Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

6 3 3

**Price:** \$3,020,000  
**Method:** Auction Sale  
**Date:** 16/05/2026  
**Property Type:** House (Res)  
**Land Size:** 576 sqm approx



7 Winson Green Rd CANTERBURY 3126 (REI/VG)

Agent Comments

5 3 2

**Price:** \$3,455,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** House (Res)  
**Land Size:** 593 sqm approx

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