

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

12 Kingston Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,775,000

&

\$1,950,000

Median sale price

Median price \$2,255,000

Property Type House

Suburb Surrey Hills

Period - From 01/01/2026

to 31/03/2026

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	38 Croydon Rd SURREY HILLS 3127	\$1,950,000	22/05/2026
2	36 Newton St SURREY HILLS 3127	\$1,900,000	16/05/2026
3	37 Kingston Rd SURREY HILLS 3127	\$2,020,000	28/02/2026

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:

05/06/2026 16:10



3 2 2

Property Type: House
Land Size: 797 sqm approx
Agent Comments

Colby Maddocks
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Indicative Selling Price
\$1,775,000 - \$1,950,000
Median House Price
March quarter 2026: \$2,255,000

Comparable Properties



38 Croydon Rd SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$1,950,000
Method: Sold Before Auction
Date: 22/05/2026
Property Type: House (Res)
Land Size: 767 sqm approx



36 Newton St SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$1,900,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 706 sqm approx



37 Kingston Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 4

Price: \$2,020,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 767 sqm approx