

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

18 Thornton Avenue, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$3,000,000

&

\$3,300,000

Median sale price

Median price

\$2,200,000

Property Type

House

Suburb

Surrey Hills

Period - From

21/04/2025

to

20/04/2026

Source

Property Data

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	7 Winson Green Rd CANTERBURY 3126	\$3,455,000	28/03/2026
2	149 Mont Albert Rd CANTERBURY 3126	\$3,150,000	14/03/2026
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:

21/04/2026 15:20



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
21/04/2025 - 20/04/2026: \$2,200,000

Comparable Properties



7 Winson Green Rd CANTERBURY 3126 (REI)

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



149 Mont Albert Rd CANTERBURY 3126 (REI)

Agent Comments

5 2 2

Price: \$3,150,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)

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.