

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

2/32 Kent Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,950,000

Property Type House

Suburb Surrey Hills

Period - From 01/04/2026

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	3/72 Essex Rd SURREY HILLS 3127	\$1,332,000	02/05/2026
2	1/362 Mont Albert Rd MONT ALBERT 3127	\$1,315,000	02/05/2026
3	2/32 Russell St SURREY HILLS 3127	\$1,401,000	21/03/2026

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:

15/07/2026 09:55



3 2 3

Property Type: Villa

Land Size: 279 sqm approx

Agent Comments

Celebrating a low maintenance lifestyle in an esteemed leafy locale, this uniquely private residence delivers an enticing collaboration of alfresco entertaining space, ample accommodation and secure car storage with two separate remote garages.

Comparable Properties



3/72 Essex Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$1,332,000

Method: Auction Sale

Date: 02/05/2026

Property Type: Unit



1/362 Mont Albert Rd MONT ALBERT 3127 (REI)

Agent Comments

3 2 2

Price: \$1,315,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)



2/32 Russell St SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$1,401,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Townhouse (Res)

Land Size: 335 sqm approx