

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

2/75 Warrigal Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$815,000

Property Type

Unit

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	3/3 Inglisby Rd MONT ALBERT 3127	\$750,000	28/02/2026
2	3/90 Middlesex Rd SURREY HILLS 3127	\$710,000	22/03/2026
3	3/28 Milton St CANTERBURY 3126	\$700,000	26/03/2026

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:

01/05/2026 09:12



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



3/3 Inglisby Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

 2  1  1

Price: \$750,000

Method: Auction Sale

Date: 28/02/2026

Rooms: 3

Property Type: Unit



3/90 Middlesex Rd SURREY HILLS 3127 (REI)

Agent Comments

 2  1  1

Price: \$710,000

Method: Sold After Auction

Date: 22/03/2026

Property Type: Unit



3/28 Milton St CANTERBURY 3126 (REI/VG)

Agent Comments

 2  1  1

Price: \$700,000

Method: Sold Before Auction

Date: 26/03/2026

Property Type: Villa