

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

22 Charles Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,250,000

&

\$2,325,000

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	90 Warrigal Rd SURREY HILLS 3127	\$2,300,000	15/08/2026
2	3 Shepherd St SURREY HILLS 3127	\$2,350,000	08/08/2026
3	2 James St SURREY HILLS 3127	\$2,202,500	29/07/2026

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:

20/08/2026 16:25

Brett Philipp

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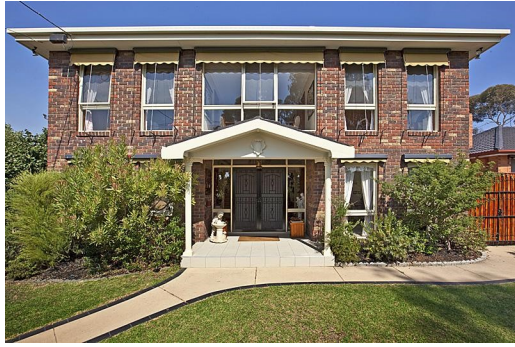
bphilipp@woodards.com.au

Indicative Selling Price

\$2,250,000 - \$2,325,000

Median House Price

Year ending June 2026: \$2,200,500



4 3 0

Rooms: 7

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



90 Warrigal Rd SURREY HILLS 3127 (REI)

Agent Comments

4 3 4

Price: \$2,300,000

Method: Auction Sale

Date: 15/08/2026

Property Type: House (Res)

Land Size: 994 sqm approx



3 Shepherd St SURREY HILLS 3127 (REI)

Agent Comments

5 3 3

Price: \$2,350,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 664 sqm approx



2 James St SURREY HILLS 3127 (REI)

Agent Comments

5 2 1

Price: \$2,202,500

Method: Private Sale

Date: 29/07/2026

Property Type: House

Land Size: 623 sqm approx