

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

25 Durham Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,160,000

Property Type House

Suburb Surrey Hills

Period - From 27/08/2025

to

26/08/2026

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	54 Croydon Rd SURREY HILLS 3127	\$2,105,000	22/08/2026
2	38 Croydon Rd SURREY HILLS 3127	\$1,950,000	22/05/2026
3	16 Warburton Rd CAMBERWELL 3124	\$1,950,000	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:

27/08/2026 09:40



 4  2  3

Rooms: 6
Property Type: House
Land Size: 617 sqm approx
Agent Comments

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Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
27/08/2025 - 26/08/2026: \$2,160,000

Comparable Properties



54 Croydon Rd SURREY HILLS 3127 (REI)

Agent Comments

 4  2  -

Price: \$2,105,000
Method: Auction Sale
Date: 22/08/2026
Property Type: House (Res)
Land Size: 383 sqm approx



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



16 Warburton Rd CAMBERWELL 3124 (REI)

Agent Comments

 3  2  3

Price: \$1,950,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)