

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

3 Varzin Avenue, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,180,000

Property Type House

Suburb Surrey Hills

Period - From 01/10/2025

to 31/12/2025

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	6 Arthur St SURREY HILLS 3127	\$2,368,000	06/10/2025
2	50 Durham Rd SURREY HILLS 3127	\$2,340,000	18/02/2026
3	26 Shepherd St SURREY HILLS 3127	\$2,250,000	06/12/2025

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:

26/02/2026 10:38



Property Type: House

Agent Comments

Comparable Properties



6 Arthur St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,368,000

Method: Private Sale

Date: 06/10/2025

Property Type: House



50 Durham Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,340,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: House (Res)

Land Size: 743 sqm approx



26 Shepherd St SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$2,250,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 796 sqm approx