

# 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

4 Dome Street, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000

&

\$2,300,000

### 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 | 56 Essex Rd SURREY HILLS 3127    | \$2,322,000 | 13/06/2026   |
| 2 | 25 Rose Av SURREY HILLS 3127     | \$2,315,000 | 23/05/2026   |
| 3 | 12a Scheele St SURREY HILLS 3127 | \$2,020,000 | 12/03/2026   |

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:

05/07/2026 20:33

4 Dome Street, Surrey Hills Vic 3127

JellisCraig



4 2 2

Rooms: 9

Property Type: House

Ross Stryker

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**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median House Price**

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

## Comparable Properties



56 Essex Rd SURREY HILLS 3127 (REI)

4 2 4

Agent Comments

**Price:** \$2,322,000

**Method:** Auction Sale

**Date:** 13/06/2026

**Property Type:** House (Res)

**Land Size:** 695 sqm approx



25 Rose Av SURREY HILLS 3127 (REI)

4 3 2

Agent Comments

**Price:** \$2,315,000

**Method:** Auction Sale

**Date:** 23/05/2026

**Property Type:** House (Res)



12a Scheele St SURREY HILLS 3127 (REI/VG)

4 4 2

Agent Comments

**Price:** \$2,020,000

**Method:** Private Sale

**Date:** 12/03/2026

**Property Type:** Townhouse (Single)

**Land Size:** 528 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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