

# 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

54 Croydon Road, 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 \$2,000,000

&

\$2,200,000

### Median sale price

Median price \$2,180,000

Property Type House

Suburb Surrey Hills

Period - From 3/06/2025

to 2/06/2026

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 | 2 Shrimpton Ct BALWYN 3103           | \$2,050,000 | 09/04/2026   |
| 2 | 18 Norfolk Rd SURREY HILLS 3127      | \$2,000,000 | 15/03/2026   |
| 3 | 203 Mont Albert Rd SURREY HILLS 3127 | \$2,125,000 | 14/03/2026   |

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:

2/06/2026 22:06



**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 383 sqm approx

Agent Comments

## Comparable Properties



**2 Shrimpton Ct BALWYN 3103 (REI)**

Agent Comments



**Price:** \$2,050,000

**Method:** Private Sale

**Date:** 09/04/2026

**Property Type:** House (Res)

**Land Size:** 727 sqm approx



**18 Norfolk Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments



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

**Method:** Private Sale

**Date:** 15/03/2026

**Property Type:** House

**Land Size:** 664 sqm approx



**203 Mont Albert Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments



**Price:** \$2,125,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 909 sqm approx