

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

6/4 FLORENCE ROAD SURREY HILLS VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

1/32 RUSSELL STREET SURREY HILLS VIC 3127	\$1,305,000	02-May-26
1/223 ELGAR ROAD SURREY HILLS VIC 3127	\$1,326,000	21-Mar-26
2/32 RUSSELL STREET SURREY HILLS VIC 3127	\$1,401,000	21-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 02 July 2026



1/32 RUSSELL STREET SURREY HILLS VIC 3127

3 2 2

Sold Price ^{RS} **\$1,305,000** Sold Date **02-May-26**

Distance **0.23km**



1/223 ELGAR ROAD SURREY HILLS VIC 3127

3 2 2

Sold Price **\$1,326,000** Sold Date **21-Mar-26**

Distance **1.26km**



2/32 RUSSELL STREET SURREY HILLS VIC 3127

3 2 2

Sold Price **\$1,401,000** Sold Date **21-Mar-26**

Distance **0.23km**

RS = Recent sale **UN** = Undisclosed Sale

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