

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

7/6 Florence Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$900,000

Property Type Unit

Suburb Surrey Hills

Period - From 01/04/2026

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	5/37 Chatham Rd CANTERBURY 3126	\$940,000	19/03/2026
2			
3			

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:

14/07/2026 11:49

7/6 Florence Road, Surrey Hills Vic 3127

shelter.

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Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

June quarter 2026: \$900,000



3 2 1

Property Type: Unit

Agent Comments

Beautifully presented and rich in character, this three-bedroom, two-bathroom clinker brick residence offers an exceptional opportunity to enjoy the lifestyle, quality and convenience that make Surrey Hills one of Melbourne's most tightly held suburbs.

Comparable Properties



5/37 Chatham Rd CANTERBURY 3126 (REI/VG)

Agent Comments

2 1 1

Price: \$940,000

Method: Auction Sale

Date: 19/03/2026

Property Type: Unit

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.

Account - Shelter Real Estate | P: 03 9889 3990



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