

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

90 Warrigal Road, 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 \$2,200,500

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	11 Sherwood Rd SURREY HILLS 3127	\$2,280,000	02/05/2026
2	154 Warrigal Rd CAMBERWELL 3124	\$1,908,000	24/03/2026
3	3 Varzin Av SURREY HILLS 3127	\$2,300,000	19/03/2026

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:

17/07/2026 11:13



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Property Type: House
Land Size: 994 sqm approx

Indicative Selling Price
 \$2,100,000 - \$2,300,000
Median House Price
 Year ending June 2026: \$2,200,500

Comparable Properties

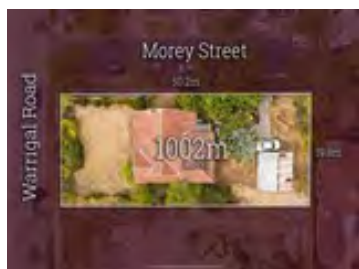


11 Sherwood Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

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Price: \$2,280,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 806 sqm approx



154 Warrigal Rd CAMBERWELL 3124 (REI)

Agent Comments

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 1

Price: \$1,908,000
Method: Private Sale
Date: 24/03/2026
Property Type: House (Res)



3 Varzin Av SURREY HILLS 3127 (REI/VG)

Agent Comments

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Price: \$2,300,000
Method: Auction Sale
Date: 19/03/2026
Property Type: House (Res)
Land Size: 873 sqm approx

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



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