

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

98 CROYDON 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

\$4,695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,200,000

Property type

House

Suburb

Surrey Hills

Period-from

01 May 2025

to

30 Apr 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

86 CROYDON ROAD SURREY HILLS VIC 3127	\$3,545,000	23-Nov-24
23 WEYBRIDGE STREET SURREY HILLS VIC 3127	\$3,300,000	21-Jan-26
4 GORDON STREET MONT ALBERT VIC 3127	\$4,480,000	16-Dec-25

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: 20 May 2026

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86 CROYDON ROAD SURREY HILLS VIC 3127

 5  3  1

Sold Price **\$3,545,000** Sold Date **23-Nov-24**

Distance **0.06km**



23 WEYBRIDGE STREET SURREY HILLS VIC 3127

 4  2  2

Sold Price **\$3,300,000** Sold Date **21-Jan-26**

Distance **0.66km**



4 GORDON STREET MONT ALBERT VIC 3127

 3  4  4

Sold Price **\$4,480,000** Sold Date **16-Dec-25**

Distance **0.73km**



8 HIGHFIELD ROAD CANTERBURY VIC 3126

 3  2  2

Sold Price **\$3,000,000** Sold Date **28-Nov-25**

Distance **0.79km**



15 ROSE AVENUE SURREY HILLS VIC 3127

 4  3  2

Sold Price **\$3,650,000** Sold Date **08-Mar-26**

Distance **0.81km**

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

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