

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

1/34 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

\$808,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

1/44 VIEW STREET MONT ALBERT VIC 3127	\$815,000	18-Feb-25
2/9-11 GRANDVIEW ROAD BOX HILL SOUTH VIC 3128	\$820,000	21-Mar-25
3/37 YORK STREET SURREY HILLS VIC 3127	\$795,000	28-Jan-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: 14 June 2025

Anthony Molinaro
P 0398942044
M 0411061796
E anthony.molinaro@obre.com.au



1/44 VIEW STREET MONT ALBERT VIC 3127 Sold Price **\$815,000** Sold Date **18-Feb-25**

 2  1  2

Distance **1.15km**



2/9-11 GRANDVIEW ROAD BOX HILL SOUTH VIC 3128 Sold Price **\$820,000** Sold Date **21-Mar-25**

 2  2  2

Distance **1.47km**



3/37 YORK STREET SURREY HILLS VIC 3127 Sold Price **\$795,000** Sold Date **28-Jan-25**

 2  1  1

Distance **1.45km**

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

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