

# 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

2/8 Florence Road, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$880,000

### Median sale price

Median price

\$874,000

Property Type

Unit

Suburb

Surrey Hills

Period - From

01/01/2024

to

31/12/2024

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	1/44 View St MONT ALBERT 3127	\$815,000	18/02/2025
2	1/7 Chestnut St SURREY HILLS 3127	\$835,000	17/11/2024
3	3/5 Suffolk Rd SURREY HILLS 3127	\$830,000	05/10/2024

**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:

26/03/2025 15:14



2 1 2

Rooms: 4  
Property Type:  
Flat/Unit/Apartment (Res)  
Agent Comments

Indicative Selling Price  
\$800,000 - \$880,000  
Median Unit Price  
Year ending December 2024: \$874,000

## Comparable Properties



1/44 View St MONT ALBERT 3127 (REI)

Agent Comments

2 1 2

Price: \$815,000  
Method: Private Sale  
Date: 18/02/2025  
Property Type: Unit



1/7 Chestnut St SURREY HILLS 3127 (REI/VG)

Agent Comments

2 2 2

Price: \$835,000  
Method: Auction Sale  
Date: 17/11/2024  
Property Type: Unit



3/5 Suffolk Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$830,000  
Method: Auction Sale  
Date: 05/10/2024  
Property Type: Unit