

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

8 SCOTTSDALE STREET 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

or range
between

\$1,480,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,200,000

Property type

House

Suburb

Surrey Hills

Period-from

18 Nov 2025

to

18 May 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

3 FLORENCE ROAD SURREY HILLS VIC 3127	\$1,595,000	28-Mar-26
9 ACACIA PLACE BURWOOD VIC 3125	\$1,550,000	06-Apr-26
22 MELDAN STREET BURWOOD VIC 3125	\$1,511,000	22-Nov-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: 18 May 2026