

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

4/27 RUSSELL 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$909,750

Property type

Unit

Suburb

Surrey Hills

Period-from

8 Feb 2026

to

8 Aug 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

3/64 ESSEX ROAD SURREY HILLS VIC 3127	\$825,000	01-Aug-26
5/14 FLORENCE ROAD SURREY HILLS VIC 3127	\$835,000	19-Jun-26
3/9 STANHOPE STREET MONT ALBERT VIC 3127	\$790,000	08-May-26

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: 8 August 2026