

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

202/117 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

\$665,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Oct 2024

to

30 Sep 2025

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

105/619 CANTERBURY ROAD SURREY HILLS VIC 3127	\$620,000	24-Sep-25
2303/11 PROSPECT STREET BOX HILL VIC 3128	\$620,000	18-Sep-25
208/661 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$700,000	14-May-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: 26 October 2025

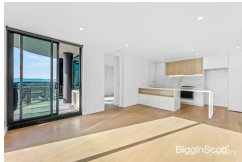
Braden Cooper

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**105/619 CANTERBURY ROAD
SURREY HILLS VIC 3127**

2 2 1

Sold Price **\$620,000** Sold Date **24-Sep-25**Distance **0.24km****2303/11 PROSPECT STREET BOX
HILL VIC 3128**

2 2 1

Sold Price

Sold Date **18-Sep-25**Distance **1.97km****208/661 WHITEHORSE ROAD
MONT ALBERT VIC 3127**

2 2 -

Sold Price

Sold Price **\$700,000** Sold Date **14-May-25**Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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