

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

1/18 Broughton Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,850,000

&

\$2,035,000

Median sale price

Median price \$1,463,500

Property Type Townhouse

Suburb Surrey Hills

Period - From 23/07/2025

to

22/07/2026

Source Property Data

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	12a Scheele St SURREY HILLS 3127	\$2,020,000	12/03/2026
2			
3			

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:

23/07/2026 11:20



4 3 2

Property Type: Townhouse (Res)
Land Size: 325 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$2,035,000
Median Townhouse Price
23/07/2025 - 22/07/2026: \$1,463,500

Comparable Properties



12a Scheele St SURREY HILLS 3127 (REI/VG)

Agent Comments

4 4 2

Price: \$2,020,000
Method: Private Sale
Date: 12/03/2026
Property Type: Townhouse (Single)
Land Size: 528 sqm approx

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.