

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

78 Broughton Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$2,300,000

&

\$2,500,000

Median sale price

Median price

\$2,180,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/10/2025

to

31/12/2025

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 Sherwood Rd SURREY HILLS 3127	\$2,300,000	08/11/2025
2	84 Broughton Rd SURREY HILLS 3127	\$2,352,000	21/02/2026
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:

27/03/2026 12:06

78 Broughton Road, Surrey Hills Vic 3127



 4  2  2

Rooms: 6
Property Type: House
Land Size: 672 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
December quarter 2025: \$2,180,000

Comparable Properties

1 Sherwood Rd SURREY HILLS 3127 (REI)

[Agent Comments](#)

 4  2  4

Price: \$2,300,000
Method:
Date: 08/11/2025
Property Type: House



84 Broughton Rd SURREY HILLS 3127 (REI)

[Agent Comments](#)

 4  2  2

Price: \$2,352,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 696 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.

Account - Heavyside



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