

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

29 Pembroke Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$2,500,000

&

\$2,750,000

Median sale price

Median price

\$2,255,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/01/2026

to

31/03/2026

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	15 Oak St SURREY HILLS 3127	\$2,750,000	17/06/2026
2	56 Essex Rd SURREY HILLS 3127	\$2,322,000	13/06/2026
3	96 Middlesex Rd SURREY HILLS 3127	\$2,430,000	03/06/2026

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:

19/06/2026 13:12

29 Pembroke Street, Surrey Hills Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



6 3 4

Rooms: 10
Property Type: House
Land Size: 917 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
March quarter 2026: \$2,255,000

Comparable Properties



15 Oak St SURREY HILLS 3127 (REI)

Agent Comments

6 4 2

Price: \$2,750,000
Method: Private Sale
Date: 17/06/2026
Property Type: House
Land Size: 656 sqm approx



56 Essex Rd SURREY HILLS 3127 (REI)

Agent Comments

4 2 4

Price: \$2,322,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 695 sqm approx



96 Middlesex Rd SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,430,000
Method: Private Sale
Date: 03/06/2026
Property Type: House (Res)
Land Size: 765 sqm approx

Account - Heavyside



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