

# 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

5 Neath Street, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,750,000

### Median sale price

Median price \$2,200,000 Property Type House Suburb Surrey Hills

Period - From 01/04/2025 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	24 Victoria Cr MONT ALBERT 3127	\$2,760,000	31/10/2025
2	11 Boronia St CANTERBURY 3126	\$2,570,000	11/04/2026
3	39 Barton St SURREY HILLS 3127	\$2,480,000	14/03/2026

**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:

15/04/2026 14:01

5 Neath Street, Surrey Hills Vic 3127

Stefan Cook  
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 4  3 

Property Type:  
Agent Comments

**Indicative Selling Price**  
\$2,500,000 - \$2,750,000  
**Median House Price**  
Year ending March 2026: \$2,200,000

## Comparable Properties

24 Victoria Cr MONT ALBERT 3127 (REI)

Agent Comments

 4  2  -

Price: \$2,760,000  
Method:  
Date: 31/10/2025  
Property Type: House



11 Boronia St CANTERBURY 3126 (REI)

Agent Comments

 3  1  1

Price: \$2,570,000  
Method: Auction Sale  
Date: 11/04/2026  
Property Type: House (Res)  
Land Size: 650 sqm approx



39 Barton St SURREY HILLS 3127 (REI)

Agent Comments

 2  1  1

Price: \$2,480,000  
Method: Auction Sale  
Date: 14/03/2026  
Property Type: House (Res)  
Land Size: 752 sqm approx

Account - Heavyside



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