

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

12 Kingston Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$1,775,000

Median sale price

Median price

\$2,200,500

Property Type

House

Suburb

Surrey Hills

Period - From

01/07/2025

to

30/06/2026

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	21 Nicholsdale Rd CAMBERWELL 3124	\$1,850,000	01/07/2026
2	26 Dudley Pde CANTERBURY 3126	\$1,940,000	17/06/2026
3	57 Maling Rd CANTERBURY 3126	\$1,775,000	09/02/2026

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:

20/07/2026 10:10

12 Kingston Road, Surrey Hills Vic 3127

A—Z



3 2 2

Property Type: House
Land Size: 798 sqm approx
Agent Comments

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Indicative Selling Price
\$1,775,000

Median House Price
Year ending June 2026: \$2,200,500

Comparable Properties



21 Nicholsdale Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$1,850,000
Method: Private Sale
Date: 01/07/2026
Property Type: House
Land Size: 788 sqm approx



26 Dudley Pde CANTERBURY 3126 (REI)

Agent Comments

4 2 2

Price: \$1,940,000
Method: Private Sale
Date: 17/06/2026
Property Type: House (Res)
Land Size: 561 sqm approx



57 Maling Rd CANTERBURY 3126 (REI/VG)

Agent Comments

3 1 1

Price: \$1,775,000
Method: Sold Before Auction
Date: 09/02/2026
Property Type: House (Res)
Land Size: 581 sqm approx

Account - A-Z Real Estate Agency | P: 03 9815 1124



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