

## 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

2/86 BROUGHTON ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,200,000

Property type

Other

Suburb

Surrey Hills

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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 6 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

LG11/28-34 BOISDALE STREET SURREY HILLS VIC 3127	\$850,000	13-Jan-26
3/38-40 SHEPHERD STREET SURREY HILLS VIC 3127	\$800,000	22-Nov-25
2/700 CANTERBURY ROAD SURREY HILLS VIC 3127	\$815,000	29-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 15 May 2026



**LG11/28-34 BOISDALE STREET  
SURREY HILLS VIC 3127**

2 2 1

Sold Price **\$850,000** Sold Date **13-Jan-26**

Distance **0.36km**



**3/38-40 SHEPHERD STREET  
SURREY HILLS VIC 3127**

2 1 1

Sold Price **\$800,000** Sold Date **22-Nov-25**

Distance **0.33km**



**2/700 CANTERBURY ROAD  
SURREY HILLS VIC 3127**

2 1 2

Sold Price <sup>RS</sup> **\$815,000** Sold Date **29-Mar-26**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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