

# 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 96 Middlesex 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)

Single price \$2,599,000

### 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	30 Middlesex Rd SURREY HILLS 3127	\$2,777,000	28/02/2026
2	112 Middlesex Rd SURREY HILLS 3127	\$2,600,000	22/11/2025
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:

24/04/2026 12:06

96 Middlesex Road, Surrey Hills Vic 3127

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



 4  2  2

**Property Type:** House (Res)  
**Land Size:** 765 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,599,000

**Median House Price**  
March quarter 2026: \$2,255,000

## Comparable Properties



**30 Middlesex Rd SURREY HILLS 3127 (REI)**

[Agent Comments](#)

 4  2  2

**Price:** \$2,777,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 731 sqm approx



**112 Middlesex Rd SURREY HILLS 3127 (REI/VG)**

[Agent Comments](#)

 4  2  2

**Price:** \$2,600,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 521 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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