

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

1/136 WINDSOR CRESCENT SURREY HILLS VIC 3127

Indicative selling price

For the meaning of this price see 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

\$865,000

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Sep 2024

to

31 Aug 2025

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

3/102 WINDSOR CRESCENT SURREY HILLS VIC 3127	\$825,000	30-Jun-25
141 WINDSOR CRESCENT MONT ALBERT VIC 3127	\$726,000	19-Mar-25

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: 05 September 2025


**3/102 WINDSOR CRESCENT
SURREY HILLS VIC 3127**

 2
  1
  1

Sold Price

^{RS}
\$825,000

Sold Date

30-Jun-25

Distance

0.25km

**141 WINDSOR CRESCENT MONT
ALBERT VIC 3127**

 2
  1
  2

Sold Price

\$726,000

Sold Date

19-Mar-25

Distance

0.06km
RS = Recent sale

UN = Undisclosed Sale

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