

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 17 Surf Crescent, Surf Beach, VIC 3922

### Indicative selling price

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

Price Range

\$720,000

&

\$760,000

### Median sale price

Median price

\$725,000

Property Type

House

Suburb

Surf Beach (3922)

Period - From

01/10/2024

to

30/09/2025

Source

Pricefinder

### Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
5 SURF CRESCENT, SURF BEACH VIC 3922	\$705,000	29/05/2024
17 DUNVEGAN CRESCENT, SURF BEACH VIC 3922	\$750,000	21/09/2023
10 MANLY PLACE, SURF BEACH VIC 3922	\$840,000	24/04/2024

This Statement of Information was prepared on: 27/11/2025