

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

5/6 PARK ROAD 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Jun 2025

to

31 May 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

1/102 WINDSOR CRESCENT SURREY HILLS VIC 3127	\$781,000	27-Mar-26
3/46 WINDSOR CRESCENT SURREY HILLS VIC 3127	\$740,000	27-May-26
2/22 HILL STREET BOX HILL SOUTH VIC 3128	\$715,000	21-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: 12 June 2026



1/102 WINDSOR CRESCENT SURREY HILLS VIC 3127

2 1 1

Sold Price **\$781,000** Sold Date **27-Mar-26**

Distance **1.34km**



3/46 WINDSOR CRESCENT SURREY HILLS VIC 3127

2 1 1

Sold Price ^{RS} **\$740,000** ^{UN} Sold Date **27-May-26**

Distance **1.57km**



2/22 HILL STREET BOX HILL SOUTH VIC 3128

2 1 1

Sold Price **\$715,000** Sold Date **21-Mar-26**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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