Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	ale
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Address	6/23-25 Ross Street, Surrey Hills Vic 3127
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$690,000	&	\$740,000

Median sale price

Median price	\$777,500	Pro	perty Type	Unit		Suburb	Surrey Hills
Period - From	01/01/2025	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	141 Windsor Cr MONT ALBERT 3127	\$726,000	25/03/2025
2	3/18 Wolseley Cl MONT ALBERT 3127	\$720,000	20/03/2025
3			

OR

В* 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:	01/07/2025 10:53









Rooms: 3

Property Type: Unit Agent Comments

Indicative Selling Price \$690,000 - \$740,000 Median Unit Price March quarter 2025: \$777,500

Comparable Properties



141 Windsor Cr MONT ALBERT 3127 (REI/VG)

2

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1

3 2

Agent Comments

Price: \$726,000 Method: Private Sale Date: 25/03/2025 Property Type: Unit

Land Size: 146 sqm approx

3/18 Wolseley CI MONT ALBERT 3127 (REI/VG)

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2



73 4

Agent Comments



Price: \$720,000 Method: Private Sale

Date: 20/03/2025 Property Type: Unit

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.

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