

# 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

6/23-25 Ross Street, 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)

Range between

\$690,000

&

\$740,000

### Median sale price

Median price

\$777,500

Property 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 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	141 Windsor Cr MONT ALBERT 3127	\$726,000	25/03/2025
2	3/18 Wolseley CI MONT ALBERT 3127	\$720,000	20/03/2025
3	4/3 Durham Rd SURREY HILLS 3127	\$695,000	12/01/2025

**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:

04/06/2025 15:39



2 1 1

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)

Agent Comments

2 1 2

Price: \$726,000  
Method: Private Sale  
Date: 25/03/2025  
Property Type: Unit  
Land Size: 146 sqm approx



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

Agent Comments

2 1 1

Price: \$720,000  
Method: Private Sale  
Date: 20/03/2025  
Property Type: Unit



4/3 Durham Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$695,000  
Method: Private Sale  
Date: 12/01/2025  
Property Type: Unit

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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