

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

138 Windsor Crescent, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,475,000

Property Type Townhouse

Suburb Surrey Hills

Period - From 13/08/2025

to

12/08/2026

Source Property Data

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	2/70 Albion Rd BOX HILL 3128	\$1,230,000	24/04/2026
2	1/223 Elgar Rd SURREY HILLS 3127	\$1,326,000	21/03/2026
3	2/32 Russell St SURREY HILLS 3127	\$1,401,000	21/03/2026

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:

13/08/2026 14:04



3 3 2

Rooms: 7
Property Type: House
Land Size: 407 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median Townhouse Price
13/08/2025 - 12/08/2026: \$1,475,000

Comparable Properties



2/70 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments

3 2 2

Price: \$1,230,000
Method: Sold Before Auction
Date: 24/04/2026
Property Type: House (Res)
Land Size: 445 sqm approx



1/223 Elgar Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$1,326,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit
Land Size: 382 sqm approx



2/32 Russell St SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$1,401,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)
Land Size: 335 sqm approx