

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

14 Wandsworth Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$3,900,000

&

\$4,290,000

Median sale price

Median price \$2,200,000

Property Type House

Suburb Surrey Hills

Period - From 03/07/2025

to

02/07/2026

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	26 Wattle Valley Rd CANTERBURY 3126	\$4,200,000	30/05/2026
2	11 Belgrove Av BALWYN 3103	\$3,860,000	08/04/2026
3	22 Trafalgar St MONT ALBERT 3127	\$4,300,000	21/02/2026

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:

03/07/2026 12:01



 5  3  4

Property Type: House (Res)

Land Size: 858 sqm approx

Agent Comments

Indicative Selling Price

\$3,900,000 - \$4,290,000

Median House Price

03/07/2025 - 02/07/2026: \$2,200,000

Comparable Properties



26 Wattle Valley Rd CANTERBURY 3126 (REI)

Agent Comments

 5  2  3

Price: \$4,200,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)



11 Belgrove Av BALWYN 3103 (REI/VG)

Agent Comments

 5  5  4

Price: \$3,860,000

Method: Private Sale

Date: 08/04/2026

Property Type: House

Land Size: 696 sqm approx



22 Trafalgar St MONT ALBERT 3127 (REI)

Agent Comments

 5  4  4

Price: \$4,300,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 1820 sqm approx

Account - Marshall White | P: 03 9822 9999