

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

2/26 Windsor Crescent, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$670,000 & \$720,000

Median sale price

Median price \$953,000 Property Type Unit Suburb Surrey Hills

Period - From 01/04/2023 to 31/03/2024 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	1/256 Union Rd BALWYN 3103	\$731,000	15/02/2024
2	6/41 Brougham St BOX HILL 3128	\$710,000	03/04/2024
3	1/772 Whitehorse Rd MONT ALBERT 3127	\$695,000	29/04/2024

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:

19/06/2024 13:02



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$670,000 - \$720,000

Median Unit Price

Year ending March 2024: \$953,000

Comparable Properties



1/256 Union Rd BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$731,000

Method: Private Sale

Date: 15/02/2024

Property Type: Unit



6/41 Brougham St BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$710,000

Method: Private Sale

Date: 03/04/2024

Property Type: Unit

Land Size: 107 sqm approx



1/772 Whitehorse Rd MONT ALBERT 3127 (REI)

Agent Comments

2 1 1

Price: \$695,000

Method: Private Sale

Date: 29/04/2024

Property Type: Unit