

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

3/99 Rostrevor Parade, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$1,550,000

&

\$1,700,000

Median sale price

Median price

\$932,500

Property Type

Unit

Suburb

Surrey Hills

Period - From

01/10/2025

to

31/12/2025

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	2/97 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,500,000	31/10/2025
2	1/19 Moselle St MONT ALBERT NORTH 3129	\$1,625,000	14/02/2026
3			

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:

27/03/2026 11:57

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Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,700,000
Median Unit Price
December quarter 2025: \$932,500

Comparable Properties



2/97 Rostrevor Pde MONT ALBERT NORTH 3129
(REI/VG)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 31/10/2025
Property Type: Townhouse (Single)



1/19 Moselle St MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,625,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Unit
Land Size: 400 sqm approx

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.