

# 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

7 Windsor Lane, 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 \$800,000 & \$880,000

### Median sale price

Median price \$2,405,000 Property Type House Suburb Surrey Hills

Period - From 01/10/2023 to 31/12/2023 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	3/12 Wattle Valley Rd CANTERBURY 3126	\$880,000	13/11/2023
2	8/1 Nangnak La MONT ALBERT 3127	\$866,000	27/10/2023
3	1/18 Edinburgh St BOX HILL SOUTH 3128	\$824,000	09/12/2023

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:

27/02/2024 15:27



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

December quarter 2023: \$2,405,000

## Comparable Properties



3/12 Wattle Valley Rd CANTERBURY 3126 (REI/VG)

Agent Comments

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Price: \$880,000

Method: Private Sale

Date: 13/11/2023

Property Type: Townhouse (Single)



8/1 Nangnak La MONT ALBERT 3127 (VG)

Agent Comments

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Price: \$866,000

Method: Sale

Date: 27/10/2023

Property Type: Flat/Unit/Apartment (Res)



1/18 Edinburgh St BOX HILL SOUTH 3128 (REI)

Agent Comments

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Price: \$824,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Unit

Account - Marshall White | P: 03 9822 9999