Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 30/09/2026

Property offered for sale

Address
Including suburb and postcode: 138 Windsor Crescent, Surrey Hills Vic 3127

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	3	3	2	N/A	407

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price $1,450,000 or Range between _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price $1,450,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,450,000 Property type Townhouse Suburb Surrey Hills

Period: from 30/09/2025 to 29/09/2026 Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	3 Grandview Rd BOX HILL SOUTH 3128		
Sale price	$1,445,000	Date of sale	09/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	1	N/A	523

Comparable property 2

Address	1/74 Kenmare St MONT ALBERT 3127		
Sale price	$1,405,000	Date of sale	05/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	4	2	2	N/A	320

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

Fewer than 3 comparable sales were identified due to the property's particular internal size/land size/ building size and configuration. (could not find enough comparables around 400 SQM land sizes)

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price $1,602,000 Unconditional sale date 10/10/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=f2a927782cae66db33d1a8822d619d37

138 Windsor Crescent, Surrey Hills Vic 3127

JellisCraig



3 3 2

Property Type: Townhouse (Single)
Land Size: 407 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000
Median Townhouse Price
30/09/2025 - 29/09/2026: $1,450,000

Comparable Properties



3 Grandview Rd BOX HILL SOUTH 3128 (REI)

3 2 1

Price: $1,445,000
Method: Private Sale
Date: 09/09/2026
Property Type: House
Land Size: 523 sqm approx

Agent Comments



1/74 Kenmare St MONT ALBERT 3127 (REI)

4 2 2

Price: $1,405,000
Method: Auction Sale
Date: 05/09/2026
Property Type: Townhouse (Res)
Land Size: 320 sqm approx

Agent Comments

Fewer than 3 comparable sales were identified due to the property's particular internal size/land size/ building size and configuration. (could not find enough comparables around 400 SQM land sizes)

Account - Jellis Craig | P: 98305966

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