Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	17 Surf Crescent, Surf Beach, VIC 3922

Indicative selling price

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

Price Range	$720,000	&	$760,000

Median sale price

Median price	$725,000	Property Type	House	Suburb	Surf Beach (3922)
Period - From	01/10/2024	to	30/09/2025	Source	Pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
5 SURF CRESCENT, SURF BEACH VIC 3922	$705,000	29/05/2024
17 DUNVEGAN CRESCENT, SURF BEACH VIC 3922	$750,000	21/09/2023
10 MANLY PLACE, SURF BEACH VIC 3922	$840,000	24/04/2024

This Statement of Information was prepared on: 27/11/2025

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