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	118 Windsor Crescent, Surrey Hills Vic 3127

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,257,500 Property Type House Suburb Surrey Hills

Period - From 29/09/2024 to 28/09/2025 Source Property Data

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	6 Beresford St MONT ALBERT 3127	$2,200,000	21/09/2025
2	6 Chester St SURREY HILLS 3127	$2,075,000	13/09/2025
3	17 Oak St SURREY HILLS 3127	$2,020,000	07/05/2025

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: 29/09/2025 10:07

118 Windsor Crescent, Surrey Hills Vic 3127

JellisCraig

Simon Lord
0407 337 557
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3 1 4

Rooms: 4
Property Type: House
Land Size: 732 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
29/09/2024 - 28/09/2025: $2,257,500

Comparable Properties



6 Beresford St MONT ALBERT 3127 (REI)

4 2 4

Price: $2,200,000
Method: Private Sale
Date: 21/09/2025
Property Type: House
Land Size: 939 sqm approx

Agent Comments



6 Chester St SURREY HILLS 3127 (REI)

4 2 2

Price: $2,075,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)

Agent Comments



17 Oak St SURREY HILLS 3127 (REI/VG)

4 2 3

Price: $2,020,000
Method: Private Sale
Date: 07/05/2025
Property Type: House
Land Size: 656 sqm approx

Agent Comments

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