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	2/49 WANDSWORTH ROAD SURREY HILLS VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	Unit	Suburb	Surrey Hills
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
2/16 ESSEX ROAD SURREY HILLS VIC 3127	$945,000	06-Sep-25
2/8 FLORENCE ROAD SURREY HILLS VIC 3127	$985,000	09-Aug-25
2/3 PAYNE STREET SURREY HILLS VIC 3127	$945,000	17-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 07 October 2025

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2/16 ESSEX ROAD SURREY HILLS VIC 3127

2 1 1

Sold Price RS **$945,000** Sold Date **06-Sep-25**

Distance **0.99km**



2/8 FLORENCE ROAD SURREY HILLS VIC 3127

2 1 2

Sold Price RS **$985,000** Sold Date **09-Aug-25**

Distance **1.08km**



2/3 PAYNE STREET SURREY HILLS VIC 3127

2 1 1

Sold Price **$945,000** Sold Date **17-Jun-25**

Distance **1.33km**

RS = Recent sale **UN** = Undisclosed Sale

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