# Statement of Information

# Singleresidentialproperty located in the Melbourne metropolitan area

Section47AFoftheEstateAgents Act 1980

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | Address available on request |

## Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $3,200,000 | & | $3,450,000 |

## Median sale price

(*Deletehouseorunit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $900,000 | Property type | Unit | Suburb | I |
| Period-from | 01 Feb 2025 | to | 31 Jan 2026 | Source | Cotality |

## Comparable property sales (*Delete A or B below as applicable)

A* These arethe threepropertiessoldwithintwokilometresof theproperty 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 |
|---|---|---|
| 63 RUSSELL STREET SURREY HILLS VIC 3127 | $3,635,000 | 14-Oct-25 |
| 11 NERISSA STREET GLEN IRIS VIC 3146 | $3,720,000 | 20-Sep-25 |
| 29 WARNER AVENUE ASHBURTON VIC 3147 | - | 12-Dec-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: 19 February 2026

OXBRIDGE ACHIEVING EXCELLENCE
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63 RUSSELL STREET SURREY HILLS VIC 3127

5 4 2

Sold Price $3,635,000 Sold Date 14-Oct-25

Distance 2.48km



11 NERISSA STREET GLEN IRIS VIC 3146

5 5 2

Sold Price $3,720,000 Sold Date 20-Sep-25

Distance 2.97km



29 WARNER AVENUE ASHBURTON VIC 3147

5 4 2

Sold Price RS UN - Sold Date 12-Dec-25

Distance 3.87km

RS= Recent sale UN= Undisclosed Sale

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