

# 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 3/7 Warwick Avenue, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,452,000 Property Type Townhouse Suburb Surrey Hills

Period - From 18/02/2025 to 17/02/2026 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	1/13 Russell St SURREY HILLS 3127	\$1,452,000	18/10/2025
2	2/41 Pembroke St SURREY HILLS 3127	\$1,502,000	04/10/2025
3			

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: 18/02/2026 07:49



3   2   2

**Property Type:** Townhouse

Agent Comments

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**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median Townhouse Price**  
18/02/2025 - 17/02/2026: \$1,452,000

## Comparable Properties



1/13 Russell St SURREY HILLS 3127 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,452,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** Townhouse (Res)



2/41 Pembroke St SURREY HILLS 3127 (REI/VG)

Agent Comments

4   3   2

**Price:** \$1,502,000  
**Method:** Auction Sale  
**Date:** 04/10/2025  
**Property Type:** Townhouse (Res)

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.