

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

4/16 Bona Vista Avenue, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$2,200,000 Property Type House Suburb Surrey Hills

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	1/71 Wattle Valley Rd CANTERBURY 3126	\$1,800,000	21/03/2026
2	3/7 Warwick Ct SURREY HILLS 3127	\$1,685,000	14/03/2026
3	1/41 Pembroke St SURREY HILLS 3127	\$1,760,000	14/02/2026

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:

14/05/2026 14:10

4/16 Bona Vista Avenue, Surrey Hills Vic 3127

Wendy Zhou
0420 824 677
wendy@heavyside.co



 4  2  2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 379 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,700,000
Median House Price
Year ending March 2026: \$2,200,000

Comparable Properties



1/71 Wattle Valley Rd CANTERBURY 3126 (REI)

[Agent Comments](#)

 4  3  3

Price: \$1,800,000
Method: Private Sale
Date: 21/03/2026
Property Type: Townhouse (Single)
Land Size: 328 sqm approx



3/7 Warwick Ct SURREY HILLS 3127 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,685,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Townhouse (Res)



1/41 Pembroke St SURREY HILLS 3127 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,760,000
Method: Private Sale
Date: 14/02/2026
Property Type: Townhouse (Single)

Account - Heavyside



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