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	3/55 Shepherd Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price $1,049,000

Median sale price

Median price $900,000 Property Type Unit Suburb Surrey Hills

Period - From 07/09/2025 to 06/09/2026 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	1/777 Canterbury Rd SURREY HILLS 3127	$1,075,000	08/07/2026
2	36 Eley Rd BURWOOD 3125	$995,000	20/06/2026
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: 07/09/2026 10:03

3/55 Shepherd Street, Surrey Hills Vic 3127

David Banks
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3 1 2

Rooms: 4
Property Type: Villa
Land Size: Strata sqm approx

Agent Comments

Indicative Selling Price
$1,049,000
Median Unit Price
07/09/2025 - 06/09/2026: $900,000

Comparable Properties



1/777 Canterbury Rd SURREY HILLS 3127 (REI)

3 1 2

Price: $1,075,000
Method: Private Sale
Date: 08/07/2026
Property Type: House

Agent Comments



36 Eley Rd BURWOOD 3125 (REI)

3 1 2

Price: $995,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 393 sqm approx

Agent Comments

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.

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