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<br>Including suburb and postcode | 4/24 Shepherd Street, Surrey Hills Vic 3127 |

## Indicative selling price

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

Single price $900,000

## Median sale price

Median price $947,500 Property Type Unit Suburb Surrey Hills

Period - From 01/07/2025 to 30/09/2025 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 | 1/32 Florence Rd SURREY HILLS 3127 | $906,000 | 25/10/2025 |
| 2 | 3/12 Chestnut St SURREY HILLS 3127 | $900,000 | 15/10/2025 |
| 3 | 1/136 Windsor Cr SURREY HILLS 3127 | $955,000 | 04/10/2025 |

**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: 27/10/2025 08:46

# 4/24 Shepherd Street, Surrey Hills Vic 3127

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2 1 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$900,000
**Median Unit Price**
September quarter 2025: $947,500

## Comparable Properties



**1/32 Florence Rd SURREY HILLS 3127 (REI)**

2 1 2

**Price:** $906,000
**Method:** Auction Sale
**Date:** 25/10/2025
**Property Type:** Villa

Agent Comments



**3/12 Chestnut St SURREY HILLS 3127 (REI)**

2 1 2

**Price:** $900,000
**Method:** Private Sale
**Date:** 15/10/2025
**Property Type:** Townhouse (Res)

Agent Comments



**1/136 Windsor Cr SURREY HILLS 3127 (REI)**

2 1 1

**Price:** $955,000
**Method:** Auction Sale
**Date:** 04/10/2025
**Property Type:** Unit

Agent Comments



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