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	26 Shepherd Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,320,000 Property Type House 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 Sherwood Rd SURREY HILLS 3127	$2,300,000	08/11/2025
2	6 Chester St SURREY HILLS 3127	$2,075,000	13/09/2025
3	121 Broughton Rd SURREY HILLS 3127	$2,265,000	10/06/2025

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: 25/11/2025 09:16

26 Shepherd Street, Surrey Hills Vic 3127

MARSHALL WHITE



3 2 2

Property Type: House
Land Size: 796 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
September quarter 2025: $2,320,000

Comparable Properties



1 Sherwood Rd SURREY HILLS 3127 (REI)

4 2 4

Price: $2,300,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 806 sqm approx

Agent Comments



6 Chester St SURREY HILLS 3127 (REI)

4 2 2

Price: $2,075,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)

Agent Comments



121 Broughton Rd SURREY HILLS 3127 (VG)

4 - -

Price: $2,265,000
Method: Sale
Date: 10/06/2025
Property Type: House (Res)
Land Size: 845 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE | propertydata.com.au

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