

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

2a Shepherd Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,463,500

Property Type Townhouse

Suburb Surrey Hills

Period - From 19/05/2025

to

18/05/2026

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	4/41 Pembroke St SURREY HILLS 3127	\$1,515,000	16/05/2026
2	2/31 Bentley St SURREY HILLS 3127	\$1,530,000	14/03/2026
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:

19/05/2026 10:17



Property Type: Townhouse
(Single)
Land Size: 252 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Townhouse Price
19/05/2025 - 18/05/2026: \$1,463,500

Comparable Properties



4/41 Pembroke St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,515,000
Method: Auction Sale
Date: 16/05/2026
Property Type: Townhouse (Res)



2/31 Bentley St SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$1,530,000
Method: Auction Sale
Date: 14/03/2026
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.