

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$945,000

Property Type

Unit

Suburb

Surrey Hills

Period - From

05/05/2025

to

04/05/2026

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	1/8 Florence Rd SURREY HILLS 3127	\$980,000	02/05/2026
2	1/35 Wellman St BOX HILL SOUTH 3128	\$1,088,000	25/03/2026
3	1/22 Blenheim Av MONT ALBERT 3127	\$985,000	07/02/2026

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:

05/05/2026 17:28

3/55 Shepherd Street, Surrey Hills Vic 3127

JellisCraig



3 1 2

Rooms: 5

Property Type: Villa

Agent Comments

David Banks

03 9810 5000

0422 868 410

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

05/05/2025 - 04/05/2026: \$945,000

Comparable Properties



1/8 Florence Rd SURREY HILLS 3127 (REI)

Agent Comments

3 2 1

Price: \$980,000

Method: Auction Sale

Date: 02/05/2026

Property Type: Unit



1/35 Wellman St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 2

Price: \$1,088,000

Method: Expression of Interest

Date: 25/03/2026

Property Type: House (Res)



1/22 Blenheim Av MONT ALBERT 3127 (REI)

Agent Comments

3 1 2

Price: \$985,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Unit

Land Size: 139 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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