

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 Shepherd Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,255,000

Property Type House

Suburb Surrey Hills

Period - From 01/01/2026

to 31/03/2026

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	15 Acacia St BOX HILL 3128	\$2,224,500	06/06/2026
2	84 Broughton Rd SURREY HILLS 3127	\$2,352,000	21/02/2026
3	50 Durham Rd SURREY HILLS 3127	\$2,340,000	18/02/2026

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:

11/06/2026 14:05

Geordie Dixon-Sima

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Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

March quarter 2026: \$2,255,000



5 3 3

Rooms: 7

Property Type: House

Land Size: 644 sqm approx

Agent Comments

Comparable Properties



15 Acacia St BOX HILL 3128 (REI)

Agent Comments

5 3 2

Price: \$2,224,500

Method: Auction Sale

Date: 06/06/2026

Property Type: House (Res)

Land Size: 711 sqm approx



84 Broughton Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 2

Price: \$2,352,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 696 sqm approx



50 Durham Rd SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$2,340,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: House (Res)

Land Size: 743 sqm approx

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