

# 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

49 Sunbury Crescent, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,750,000

&

\$1,800,000

### Median sale price

Median price

\$1,950,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/04/2026

to

30/06/2026

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 | 10 Chestnut St SURREY HILLS 3127 | \$1,766,000 | 13/06/2026   |
| 2 |                                  |             |              |
| 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:

29/07/2026 10:17

49 Sunbury Crescent, Surrey Hills Vic 3127



Garry Fetter

03 9830 0990

0411 517 772

gfetter@hamkerrproperty.com.au

**Indicative Selling Price**

\$1,750,000 - \$1,800,000

**Median House Price**

June quarter 2026: \$1,950,000



**Property Type:** House (Res)

**Land Size:** 273 sqm approx

**Agent Comments**

## Comparable Properties



**10 Chestnut St SURREY HILLS 3127 (REI)**

**Agent Comments**



**Price:** \$1,766,000

**Method:** Auction Sale

**Date:** 13/06/2026

**Property Type:** House (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.

**Account** - Ham Kerr Property | P: 03 9830 0990 | F: 03 9830 0983



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