

# 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 57 Shepherd Street, 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 \$1,800,000 & \$1,900,000

### 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	18 Warrigal Rd SURREY HILLS 3127	\$1,900,000	12/03/2026
2	11 Venice St BOX HILL SOUTH 3128	\$1,800,000	14/02/2026
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: 12/06/2026 20:06

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**Property Type:** House

Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,900,000  
**Median House Price**  
March quarter 2026: \$2,255,000

## Comparable Properties



18 Warrigal Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

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**Price:** \$1,900,000  
**Method:** Sold Before Auction  
**Date:** 12/03/2026  
**Property Type:** House (Res)  
**Land Size:** 973 sqm approx



11 Venice St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 3 3

**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 14/02/2026  
**Property Type:** House (Res)  
**Land Size:** 708 sqm approx

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 - Biggin & Scott Glen Waverley | P: 03 9560 8888