

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

11 Chestnut Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,900,000

&

\$3,190,000

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	24 View St MONT ALBERT 3127	\$2,900,000	26/06/2026
2	38a Essex Rd SURREY HILLS 3127	\$3,325,000	16/02/2026
3	3 St James Av MONT ALBERT 3127	\$3,100,000	05/02/2026

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:

03/08/2026 10:55

 5
  3
  2

Rooms: 8**Property Type:** House**Land Size:** 850 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$2,900,000 - \$3,190,000

Median House Price

June quarter 2026: \$1,950,000

Comparable Properties

**24 View St MONT ALBERT 3127 (REI)**[Agent Comments](#)

 5
  4
  4

Price: \$2,900,000**Method:** Private Sale**Date:** 26/06/2026**Property Type:** House**Land Size:** 938 sqm approx**38a Essex Rd SURREY HILLS 3127 (REI/VG)**[Agent Comments](#)

 4
  3
  2

Price: \$3,325,000**Method:** Sold Before Auction**Date:** 16/02/2026**Property Type:** House (Res)**Land Size:** 743 sqm approx**3 St James Av MONT ALBERT 3127 (REI/VG)**[Agent Comments](#)

 5
  2
  3

Price: \$3,100,000**Method:** Private Sale**Date:** 05/02/2026**Property Type:** House**Land Size:** 754 sqm approx**Account** - Ray White Hawthorn