

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

Single price

\$3,100,000

Median sale price

Median price

\$2,180,000

Property Type

House

Suburb

Surrey Hills

Period - From

05/09/2025

to

04/09/2026

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	432 Mont Albert Rd BOX HILL 3128	\$3,000,066	28/08/2026
2	24 View St MONT ALBERT 3127	\$2,900,000	26/06/2026
3	8 Lille St SURREY HILLS 3127	\$2,950,000	18/04/2026

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:

05/09/2026 13:28

 5  3  2

Rooms: 8
Property Type: House
Land Size: 850 sqm approx
 Agent Comments

Indicative Selling Price

\$3,100,000

Median House Price

05/09/2025 - 04/09/2026: \$2,180,000

Comparable Properties



432 Mont Albert Rd BOX HILL 3128 (REI)

Agent Comments

 7  4  2

Price: \$3,000,066
Method: Private Sale
Date: 28/08/2026
Property Type: House
Land Size: 604 sqm approx



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



8 Lille St SURREY HILLS 3127 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,950,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 642 sqm approx

Account - Ray White Hawthorn