

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

3/12 Chestnut Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$850,000

&

\$895,000

Median sale price

Median price

\$855,000

Property Type

Unit

Suburb

Surrey Hills

Period - From

23/09/2024

to

22/09/2025

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	39 Stott St BOX HILL SOUTH 3128	\$900,000	01/04/2025
2	1/39 Pine St SURREY HILLS 3127	\$925,000	29/03/2025
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:

23/09/2025 09:58



2 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$850,000 - \$895,000
Median Unit Price
23/09/2024 - 22/09/2025: \$855,000

Comparable Properties



39 Stott St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

2 1 2

Price: \$900,000
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 336 sqm approx



1/39 Pine St SURREY HILLS 3127 (REI/VG)

Agent Comments

2 1 2

Price: \$925,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Unit

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.

