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 Sherwood Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price $2,650,000

Median sale price

Median price $2,247,500 Property Type House Suburb Surrey Hills

Period - From 14/03/2025 to 13/03/2026 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	1 Sherwood Rd SURREY HILLS 3127	$2,300,000	08/11/2025
2	26 Shepherd St SURREY HILLS 3127	$2,250,000	06/12/2025
3	112 Middlesex Rd SURREY HILLS 3127	$2,600,000	22/11/2025

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: 14/03/2026 17:21

11 Sherwood Road, Surrey Hills Vic 3127



5 3 4

Property Type: House

Agent Comments

Indicative Selling Price
$2,650,000
Median House Price
14/03/2025 - 13/03/2026: $2,247,500

Comparable Properties

1 Sherwood Rd SURREY HILLS 3127 (REI)

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Price: $2,300,000
Method:
Date: 08/11/2025
Property Type: House

Agent Comments



26 Shepherd St SURREY HILLS 3127 (REI/VG)

3 2 2

Price: $2,250,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 796 sqm approx

Agent Comments



112 Middlesex Rd SURREY HILLS 3127 (REI/VG)

4 2 2

Price: $2,600,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 521 sqm approx

Agent Comments

Account - Heavyside

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