

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

39 Barton Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,235,000 Property Type House Suburb Surrey Hills

Period - From 17/02/2025 to 16/02/2026 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	10 Glendale St SURREY HILLS 3127	\$2,330,000	18/09/2025
2	51 Fitzgerald St BALWYN 3103	\$2,200,000	28/08/2025
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: 17/02/2026 11:46



2 1 1

Property Type: House (Res)

Land Size: 752 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

17/02/2025 - 16/02/2026: \$2,235,000

Comparable Properties



10 Glendale St SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 2

Price: \$2,330,000

Method: Auction Sale

Date: 18/09/2025

Property Type: House (Res)

Land Size: 763 sqm approx



51 Fitzgerald St BALWYN 3103 (REI/VG)

Agent Comments

4 2 1

Price: \$2,200,000

Method: Sold Before Auction

Date: 28/08/2025

Property Type: House (Res)

Land Size: 724 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 - Jellis Craig | P: 03 9428 3333



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