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In the Supreme Court
of the Colony of Victoria

In its Probate Jurisdiction

In the Will of Theodoros
John Junner late of Stoney
Point in the County of Bourke
in the Colony of Victoria
Esquire deceased

Affidavit of Stoney Junner



John W. Eggleston

In the Supreme Court
of the Colony of Victoria } In its Probate Jurisdiction

In the Will of Theodotus John
Turner late of Honey Park in the
County of Bourke in the Colony of
Victoria Esquire deceased

I Henry Ryan of the City of Melbourne in
the Colony of Victoria a member of the firm of Ryan
and Hammond, Auctioneers Stock and Station Agents
and Valuers make oath and say: —

1 That the sheets of paper hereunto annexed
and numbered 1 to 11 inclusive and signed "Ryan
& Hammond" represent the values of the properties
inspected by me as representing my firm and
valued by me on behalf of the executors of the
late Theodotus John Turner —

2 That the figures set opposite to the various
properties on the said sheets represent in my
opinion and in the opinion of my firm the
true values of such properties respectively —

Sworn at Melbourne in the Colony
of Victoria this Nineteenth day of
November one thousand eight
hundred and eighty four

Before me

Henry Ryan

A. Macfie

A Commissioner of the Supreme Court of the Colony of Victoria for taking affidavits



57, Bourke St. West.

Melbourne 21st May 1884

The Executors
of the late T. J. Sumner Esq.
Melbourne.

Gentlemen.

Enclosed please find list
of valuations made by us of the land
live stock, furniture, and other effects
belonging to the Estate of the late T. J.
Sumner Esq. amounting to £21,706.12.9.

Yours faithfully
Ryan & Hammond,

Valuation of Horses Pigs & Poultry at Stony Park

Sam		30.0.0
Don		15.0.0
Glencoe	lance	4.0.0
Waterloo	do	8.0.0
Mare		20.0.0
2 Ponies	(mare & colt)	25.0.0
1 do	old	6.0.0
hercomb		15.0.0
Birthday		15.0.0
Salander		25.0.0
Shamrock		50.0.0
Pasha		20.0.0
Pair ponies		35.0.0
5 Pigs	@ £2.	10.0.0
Poultry		10.10.0
		£288.10.0

Ryan Hammon

This and the ten preceding sheets of paper are those referred to in the affidavit of Henry Ryan sworn before me this Tenth day of November 1884.

D. Michie
a Commissioner &c

Valuation of Alderney cattle at Stony Park

Minnie	(very old)	3.0.0
Young Songobress	do	5.0.0
Fenella		20.0.0
Lucy		20.0.0
Water Lily		22.0.0
Fair Hill		23.0.0
Lady Bird		23.0.0
Julia		25.0.0
Lilly		25.0.0
Fanny		25.0.0
Beauty		25.0.0
Rosella		25.0.0
Viola		25.0.0
Rose		25.0.0
Ruby		25.0.0
2 small heifer calves		10.0.0
Jersey Bull		20.0.0
Peter 3 rd	do	25.0.0
Prince	do	25.0.0
Bull calf		12.0.0
do do		8.0.0

£416.0.0

Ryan Hammond

Valuation of stock, implement and furniture
at Barinuel

16 cows at £2.10/.	40.0.0 ✓
6 yearling heifers c £1.5	7.10.0 ✓
9 calves c £1.10/.	4.10.0 ✓
1 Bull	5.0.0
2 pigs c £1.15	3.10.0 ✓
1 Cart horse	12.0.0
1 Bay cob	7.0.0
7 ponies (old) c £8.	56.0.0 ✓
1 Tip dray harness	11.0.0
1 Spring cart & do	9.0.0
1 Plough	6.0.0
1 Scarifier	4.0.0
2 Pairs harrows	10.0.0
1 Roller	1.0.0
2 Wheelbarrows	1.0.0
1 Garden roller	1.0.0
1 Lawn mowing machine	15.0
1 Chaff cutter	3.0.0
4 Small troughs	1.0.0
1 Grindstone & garden tools	2.5.0
Household furniture	180.0.0
91,000 burnt bricks	109.4.0
50,000 unburnt do	31.5.0

Ryan Hammond

£ 505 19.0

	✓ 292. 14. 0
1 chaff cutter and horse works	18. 0. 0
2 sets cart harness	6. 0. 0
1 set spring cart harness	2. 0. 0
3 do plough harness leading chains	2. 5. 0
3 ladders	- . 15. 0
3 scythes	- . 15. 0
8 hay forks	1. 0. 0
2 spades	- . 8. 0
2 Picks	- . 6. 0
1 set fencing tools	1. 0. 0
1 grindstone	- . 10. 0
Sundry small articles	3. 0. 0
4 Riding saddles and bridles	10. 0. 0
1 weighing machine	3. 10. 0
5 Bags oats	9. 7. 6
3 do bran	1. 14. 0
17 do peas	7. 13. 0
1 small stack hay	100. 0. 0
1 do kiln bricks	60. 0. 0
Galvanised iron, old iron & wood	} 50. 0. 0
Sundry small odds & ends	
	<u>£570. 17. 6</u>

Ryan Hammond

Valuation of furniture &c at Annisleigh

Dining Room furniture		10.9.6
Bedroom	do	20.10.0
	do	7.0.0
Bathroom	do	1.10.0
Drawing room	do	88.0.0
Hall	do	2.0.0
Cottage kitchen furniture & utensils		37.5.0

Farm implements &c

2 Hay carts (small)		19.0.0
1 Tip cart		8.10.0
1 Spring cart		10.0.0
1 Waggonette		11.0.0
1 Double furrow plough		22.0.0
2 Single furrow	do	13.0.0
1 set wooden harrows		1.0.0
2 sets iron	do	8.0.0
1 Scarifier		8.0.0
1 horse hoe		2.12.0
1 Earth scoop		4.0.0
1 reaper mowers (damaged)		10.0.0
1 hand roller		1.0.0
1 horse rake		4.0.0
3 Wheelbarrows	0.14.6	1.17.6
1 Corn crusher		4.0.0

Aidan Hammond

✓ 29 2.14.0

1

4

					✓ 1619. 0. 0
4	3	year olds	horses	mixed sexes	32. 0. 0
10	2	do	do	do	70. 0. 0
16		yearling	do	do	80. 0. 0
		Bonnie Charlie	colts		30. 0. 0
		Godfrey	do		20. 0. 0

— Cattle Sheep Pigs —

1	Bull		6. 0. 0
4	Bullocks	@ 7. 0. 0	28. 0. 0 ✓
15	Cows	@ 3. 10. 0	52. 10. 0 ✓
23	Young Steers calves	@ 2. 0. 0	46. 0. 0 ✓
18	Young heifers ~ do	@ 1. 10. 0	22. 10. 0 ✓
16	sheep	@ . 8. 0	6. 8. 0 ✓
4	Pigs	@ 2. 0. 0	8. 0. 0 ✓

£ 2020. 8. 0

Ryan Hannon

.1

✓ 1026.10.0

Gray colt	4 years old	20.0.0
11 3 year old colts fillies		165.0.0
7 2 do do do		84.0.0
8 yearling do		72.0.0
1 do do		3.0.0
1 foal		5.0.0
Given	pony foal at foot	14.0.0
Gray Palty	do	12.0.0
Cricket 2 nd	do	11.0.0
no 110 mare	do	10.10.0
Dockin	do foal at foot	12.0.0
do 2 nd	do do	13.10.0
no 109 mare	do	11.0.0
Cricket	do foal at foot	12.0.0
Comet 2 nd	do do	14.0.0
Minnie 2 nd	do do	15.0.0
Baby	do do	10.10.0
Cricket 3 rd	do	12.10.0
Measles 2 nd	do	13.10.0
do 3 rd	do	11.10.0
Minnie	do	7.10.0
Fannie	do foal at foot	11.0.0
Palty	do	12.0.0
1 5 year old gelding do		10.0.0
3 4 do do do do		30.0.0

Ryan Hammon 5

✓ 1.619.0.0

			✓ 606.10.0
Darling	bay mare	foal at foot	25.0.0
Chops	brown "	do	6.0.0
Lolly	chestnut "		32.0.0
Polly	bay "		25.0.0
Jennie	" "		15.0.0
Blossom	" "		2.0.0
Flower	" "	foal at foot	35.0.0
Nellie	" "	do	35.0.0
Jessie	" "		24.0.0
Norah	" "		23.0.0
Bell	" "		15.0.0
Lottie	grey "	foal at foot	15.0.0
Ninah	bay "		8.0.0
Rosebud	" "		25.0.0
Blackleg	entire		40.0.0
David	chestnut gelding		4.0.0
Dicke	bay "		12.0.0
Comet	chestnut mare	foal at foot	8.0.0
Jae	black "		6.0.0
Measles	bay "	foal at foot	8.0.0
Byrne	black "		3.0.0
Piebald	mare	foal at foot	12.0.0
do	do	do	12.0.0
Blossom	roan mare		5.0.0
Bay mare			12.10.0
do do			12.10.0
Ryan Hammondy	4	✓ 1026.10.0	



57. Bourke St. West.
Melbourne 20th May 1884

Valuation of live stock &c at Annunigh
Horses and ponies

Dolly bay mare	foal at foot	35.0.0
Blossom " "	do	42.0.0
Flower chestnut mare	do	47.0.0
Kate black "	do	37.0.0
Diamond " "		43.0.0
Viola bay "		29.10.0
Smile " "	foal at foot	50.0.0
Polky brown "	do	60.0.0
Peggy bay "		45.0.0
Polky " "	foal at foot	45.0.0
Flower " "		35.0.0
Bouncer " "		6.0.0
Maggie " "		14.0.0
Jet black "		20.0.0
Lucy grey "		8.0.0
Donny bay "		28.0.0
Elle grey "	foal at foot	12.0.0
Sandy roan "		30.0.0
Viola bay "		16.0.0
Clump black "		24.0.0
Ryan Hammond		✓ 606.10.0

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Totals of Valuations made by Ryan and
Hammond in the State of the late
J. J. Sumner

Amiesleigh Farm

Land	✓	13018.10.0
Live Stock	✓	2020.8.0
Furniture implements &c	✓	570.17.6

Carriacul Estate

Land	✓	4500.0.0
Live stock furniture &c	✓	505.19.0

Stoney Park

Cattle	✓	416.0.0
Horses Pigs & poultry	✓	288.10.0

<u>Land between Frankston & Mordialloc</u>	✓	136.7.6
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<u>Land at Mornington</u>	✓	200.0.0
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<u>Land at Mt Eliza</u>	✓	50.0.0
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£24706.12.0

✓

Ryan Hammond

Valuation of Annis High Farm

^a ² ^p
2893 . 0 . 0

c £4.10/- per acre

13,018 . 10 . 0 ✓

Valuation of Exmoor Estate

^a ² ^p
293 . 0 . 10

4,500 . 0 . 0

Valuation of Land on Mordialloe beach

^a ² ^p
13 . 2 . 22

c £10/- per acre

136 . 7 . 6

Valuation of 4 Town lots at Morumpton

^a ² ^p
1 . 3 . 23

200 . 0 . 0

Valuation of Land at Mt Eliza

^a ² ^p
5 . 0 . 0

50 . 0 . 0

Ryan Hammond

T. J. Sumner
Dec 22 -

Mr. W. A. A. A. A. A.

Nov

1884

91 Chancery Lane
September 30th 1884

Sir

Re Estate of the late J. Newman deceased.

I have the honor to inform you that in compliance with the instructions received from you I have inspected the "Stony Park" "Anniesleigh Farm" and "Easmil" properties

With regard to "Stony Park" and "Anniesleigh Farm" I am of opinion that the valuations made by Messrs. J. & Co. of £23,977.15.0 for "Stony Park", and £4,600 for "Anniesleigh Farm" are fair estimates

With regard to "Easmil" I am of opinion that the value of this property is £5,000

I have the honor to be
Sir

Yours most Obedient Servant

Wm. H. Smith

J. W. H. Cherry Esq
Master in Equity
Chancery Lane

Estate of J. J. Sumner, decd.

"Stony Park"

Parts of Sections 93. 96. 99.
101. 102. 106 and 107 Jeka Jeka. 114 acres
220. 23 per. with a house built of brick
and stone with 23 rooms and out offices
stabling and coach houses occupied
by Testator thereon, also a house
built of stone brooms out offices and
stabling known as "Willow Bank"
valued by Messrs Fraser & Co.
at £ 23,900. 15. 0

"Annisleigh Farm"

Allot. B and portions part
of 69, 77, 78, 79, 80, 81, 82 and 83 Moorooduc
Sections 13, 14, 15, 16, 17 and 18 Frankston
containing 2893 acres on which is erected
a house containing brooms and two
servants cottages of 5 and 3 rooms built
of brick with out offices stabling
coach houses and Barn -

valued by Messrs Ryan & Hammond
at £ 13,018. 10. 0

"Erimil" -

Allot. A and part of portion
2 Moorooduc containing 293 ac. and 10 per.
with a grooved wooden house in a bad
condition out offices and stables thereon.

valued by Messrs Ryan & Hammond
at £ 4,500. 0. 0

Estate of the

late ^W J. L. Hunter

Executor, deceased

—

Estate of ^{my} J. Sumner, decd.

"Stony Park"

Parts of Sections 93. 96. 99.
101. 102. 106 and 10^{my} Jeka Jeka. 114 acres
220. 23 per. with a house built of brick
and stone with 23 rooms and out offices
stabling and coach houses occupied
by Testator thereon, also a house
built of stone brooms out offices and
stabling known as "Willow Bank"
valued by Messrs Fraser & Co.
at £ 23,900. 15. 0

"Annieleigh Farm"

Allot. B and portions part
of 60, ^{my} 77. ^{my} 78. ^{my} 79. 80. 81. 82 and 83 Moorooduc
Sections 13. 14. 15. 16. 1^{my} and 18 Frankston
containing 2893 acres on which is erected
a house containing brooms and two
servants cottages of 5 and 3 rooms built
of brick with out offices stabling
coach houses and Barn -

valued by Messrs Ryan & Hammond
at £ 13,018. 10. 0

"Erimil" -

Allot. A and part of portion
2 Moorooduc containing 293 ac. and 10^{per}
with a Groomed wooden house (in a bad
condition) out offices and stables thereon.

valued by Messrs Ryan & Hammond
at £ 4,500. 0. 0

Edw. J. J. Summer deced

* House "Stoney Park" with garden
yards &c. with lands shown & marked
5 on plan of Estate Contg. about
21 acres - also
Estate known as "Garinil" - } wife for life.

Carrriage Carriage Saddle Horses
harness &c. for domestic animals
(not includg. Alderney Fall or
horned cattle / stores &c.
household furniture &c.
at "Stoney Park" } wife absolutely.

Reversion of above residue
of Real Est: & residue of
personal Est:
One tenth - } wife absolutely.

? number
of shares $\frac{1}{6}$ 6 tenths } Grace Davis
(see Sec's off.)

3 tenths - } to her mother's
sisters & to named
in will & residue
to Charitable purposes.



Probate duty department
Master in Equity's Office.

In the Estate of Thos. J. Sumner deceased.

I have mispend the undermentioned
properties and value them as follows —

1. Land in Section 8 City of Melbourne
having a frontage of 75 ft. 9 in to Spring
Street by a depth along Little Flinders
St of 117 ft with old brick house upon
it. } £ 5700
2. Land in same Section having
frontage of 66 ft to Flinders Lane
by a depth of 75 ft along right
of way with old wooden house
upon it. } £ 2970
3. Land in Punt Rd South Melbourne
having a frontage 154 ft by a depth of 117 ft
4. Land at rear of last mentioned
having frontage of 49 ft 6 in to
Pasley St (Faulkner Park) by
depth of 147 ft. } £ 2710
5. Land having frontage of 99 ft
to Punt Road by depth to
Park of 264 ft. }

Exchange, Melbourne.

Stowderson

Valuer 16 Oct/84

Melbourne

109 Collins St West

24th Nov 1884

John W. Eggleston Esq

Solicitor

Bank Place

Dear Sir

In reply to the questions submitted I find that the value of a life interest in the sum of £9230. to a lady aged 55 years on her last birthday amounts to £4171. 16. 4 and also the value of a life interest to the same lady in the sum of £4750. amounts to £2146. 18. 6

Yours faithfully,
John Donaldson.

Associate of the Institute of Actuaries
London.

✓
GRICE, SUMNER & CO

Melbourne, Nov: 12: 1884

We hereby Certify that the Glendinning Station
standing in our books as an asset of the firm
was indebted on the 20th April 1884 £73,310. 5. 8
and taken at this value in estimating the late
J. J. Sumner's assets in the business.

We consider the above amount is considerably
more than the property is worth and feel sure
it would not realize within £10,000 of the amount

Grice Sumner & Co

my
C. J.

Summer.

The valuation is
from

Admiral
Admiral

9/10/94

From J. W. FOSBERY,

Equity Office,

Estate of Theo. J. Sumner Esq. decd.

For Clerk of Courts
Bureau

of 60 ft Part of Crown portion 96 parish
having a frontage to Sydney St
by a depth of 11⁷/₈ ft on which are erected
shops containing 8 rooms value

Will the Clerk of Courts Bureau
so good as to furnish the
information in this matter.

An early reply is requested

Office of Master-in-Equity,
LAW COURTS,

Melbourne,

8/10/1884

John W. Fosbery
Officer