### 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	2 Union Road, Surrey Hills Vic 3127
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,600,000	&	\$2,800,000
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#### Median sale price

Median price \$2,480,0	00 Pr	operty Type	House	Suburb	Surrey Hills
Period - From 01/01/20	25 to	31/03/2025	So	urce REIV	

# 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

Address of comparable property		Price	Date of sale
1	21 Uganda St BURWOOD 3125	\$2,682,000	24/05/2025
2	91 Wattle Valley Rd CAMBERWELL 3124	\$2,750,000	20/03/2025
3	7 Robinson Rd SURREY HILLS 3127	\$2,895,000	26/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/06/2025 12:42









Property Type: House (Res) Land Size: 669 sqm approx **Agent Comments** 

**Indicative Selling Price** \$2,600,000 - \$2,800,000 **Median House Price** March quarter 2025: \$2,480,000

# Comparable Properties



21 Uganda St BURWOOD 3125 (REI)

Price: \$2,682,000 Method: Auction Sale Date: 24/05/2025

Property Type: House (Res) Land Size: 601 sqm approx

**Agent Comments** 



91 Wattle Valley Rd CAMBERWELL 3124 (REI)

Price: \$2,750,000 Method: Private Sale Date: 20/03/2025 Property Type: House Land Size: 607 sqm approx

Agent Comments



7 Robinson Rd SURREY HILLS 3127 (REI)

Price: \$2,895,000 Method: Auction Sale Date: 26/03/2025

Property Type: House (Res)

**Agent Comments** 

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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