

# 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

6/92 Union Road, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$635,000

&

\$695,000

### Median sale price

Median price \$862,500

Property Type Unit

Suburb Surrey Hills

Period - From 23/07/2024

to

22/07/2025

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	4/3 Kireep Rd BALWYN 3103	\$600,000	24/06/2025
2	25/781 Whitehorse Rd MONT ALBERT 3127	\$665,000	11/04/2025
3	2/11 Warrigal Rd SURREY HILLS 3127	\$638,000	22/03/2025

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:

23/07/2025 17:43



2 1 1

**Rooms:** 5  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$635,000 - \$695,000  
**Median Unit Price**  
23/07/2024 - 22/07/2025: \$862,500

## Comparable Properties



**4/3 Kireep Rd BALWYN 3103 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 24/06/2025  
**Property Type:** Apartment



**25/781 Whitehorse Rd MONT ALBERT 3127 (REI)**

**Agent Comments**

2 1 1

**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 11/04/2025  
**Property Type:** Apartment



**2/11 Warrigal Rd SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$638,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** Unit

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



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