

# 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

231 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 \$1,600,000

&

\$1,730,000

### Median sale price

Median price \$2,350,000

Property Type House

Suburb Surrey Hills

Period - From 01/04/2023

to 31/03/2024

Source 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	Price	Date of sale
1	419 Mont Albert Rd MONT ALBERT 3127	\$1,810,000	20/06/2024
2	3a High St MONT ALBERT 3127	\$1,800,000	23/03/2024
3	237 Union Rd SURREY HILLS 3127	\$1,705,000	16/01/2024

**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:

25/06/2024 11:36

231 Union Road, Surrey Hills Vic 3127



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 752 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,730,000  
**Median House Price**  
Year ending March 2024: \$2,350,000

## Comparable Properties



**419 Mont Albert Rd MONT ALBERT 3127 (REI)** **Agent Comments**



**Price:** \$1,810,000  
**Method:** Sold Before Auction  
**Date:** 20/06/2024  
**Property Type:** House  
**Land Size:** 720 sqm approx



**3a High St MONT ALBERT 3127 (REI)** **Agent Comments**



**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 23/03/2024  
**Property Type:** House  
**Land Size:** 780 sqm approx



**237 Union Rd SURREY HILLS 3127 (REI/VG)** **Agent Comments**



**Price:** \$1,705,000  
**Method:** Private Sale  
**Date:** 16/01/2024  
**Property Type:** House  
**Land Size:** 753 sqm approx

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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