

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

233 Union Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,260,000 Property Type House Suburb Surrey Hills

Period - From 01/07/2022 to 30/06/2023 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	25 Pembroke St SURREY HILLS 3127	\$2,520,000	16/09/2023
2	31 Reading Av BALWYN NORTH 3104	\$2,462,000	24/06/2023
3	27 Reading Av BALWYN NORTH 3104	\$2,428,000	22/04/2023

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:

04/10/2023 14:29



 5
  3
  2

Property Type: House
Land Size: 878 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,300,000 - \$2,500,000
Median House Price
 Year ending June 2023: \$2,260,000

Comparable Properties



25 Pembroke St SURREY HILLS 3127 (REI)

Agent Comments

 4
  2
  1

Price: \$2,520,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 943 sqm approx



31 Reading Av BALWYN NORTH 3104 (REI/VG) Agent Comments

 4
  1
  2

Price: \$2,462,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 869 sqm approx



27 Reading Av BALWYN NORTH 3104 (REI/VG) Agent Comments

 3
  -
  -

Price: \$2,428,000
Method: Auction Sale
Date: 22/04/2023
Property Type: Land (Res)
Land Size: 840 sqm approx

Account - Marshall White | P: 03 9822 9999