

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

304/160 Union Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price \$635,000

Median sale price

Median price \$852,500

Property Type Unit

Suburb Surrey Hills

Period - From 01/10/2024

to 31/12/2024

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	105/85-101 Maling Rd CANTERBURY 3126	\$640,000	06/02/2025
2	6/2-4 Park Rd SURREY HILLS 3127	\$640,000	31/12/2024
3	G04/20 Weir St BALWYN 3103	\$610,000	17/09/2024

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:

11/02/2025 14:50



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2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$635,000
Median Unit Price
December quarter 2024: \$852,500

Comparable Properties



105/85-101 Maling Rd CANTERBURY 3126 (REI)

Agent Comments

2 2 1

Price: \$640,000
Method: Sold Before Auction
Date: 06/02/2025
Property Type: Unit



6/2-4 Park Rd SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$640,000
Method: Private Sale
Date: 31/12/2024
Property Type: Unit



G04/20 Weir St BALWYN 3103 (REI)

Agent Comments

2 2 1

Price: \$610,000
Method: Private Sale
Date: 17/09/2024
Property Type: Unit

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



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