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	238 Union Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,270,750 Property Type House 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	161 Gordon St BALWYN 3103	$2,172,000	22/02/2025
2	16 Charles St SURREY HILLS 3127	$2,138,000	05/12/2024
3	226 Canterbury Rd CANTERBURY 3126	$2,088,000	28/10/2024

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: 14/03/2025 10:08

238 Union Road, Surrey Hills Vic 3127



4 2 2

Property Type: House
Land Size: 718 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
December quarter 2024: $2,270,750

Comparable Properties



161 Gordon St BALWYN 3103 (REI)

4 2 2

Price: $2,172,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments



16 Charles St SURREY HILLS 3127 (REI/VG)

4 2 2

Price: $2,138,000
Method: Auction Sale
Date: 05/12/2024
Property Type: House (Res)
Land Size: 455 sqm approx

Agent Comments



226 Canterbury Rd CANTERBURY 3126 (REI/VG)

3 2 3

Price: $2,088,000
Method: Sold After Auction
Date: 28/10/2024
Property Type: House (Res)
Land Size: 661 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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