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	2 Union Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price $2,780,000

Median sale price

Median price $2,299,999 Property Type House Suburb Surrey Hills

Period - From 01/07/2024 to 30/06/2025 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	21 Uganda St BURWOOD 3125	$2,682,000	24/05/2025
2	91 Wattle Valley Rd CAMBERWELL 3124	$2,750,000	20/03/2025
3	5 Bethela St CAMBERWELL 3124	$2,750,000	16/08/2025

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: 10/09/2025 20:12

2 Union Road, Surrey Hills Vic 3127

JellisCraig



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,780,000
Median House Price
Year ending June 2025: $2,299,999

Comparable Properties



21 Uganda St BURWOOD 3125 (REI/VG)

5 3 2

Price: $2,682,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 601 sqm approx

Agent Comments



91 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)

5 3 2

Price: $2,750,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 607 sqm approx

Agent Comments



5 Bethela St CAMBERWELL 3124 (REI)

4 2 2

Price: $2,750,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 599 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata.com.au

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