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	4/58 Union Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price $1,495,000

Median sale price

Median price $2,255,000 Property Type House Suburb Surrey Hills

Period - From 13/09/2024 to 12/09/2025 Source Property Data

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	4/946 Riversdale Rd SURREY HILLS 3127	$1,475,000	30/08/2025
2	1/1025 Riversdale Rd SURREY HILLS 3127	$1,415,000	11/07/2025
3	1/47 Rochester Rd CANTERBURY 3126	$1,390,000	20/06/2025

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: 13/09/2025 16:35

4/58 Union Road, Surrey Hills Vic 3127



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,495,000
Median House Price
13/09/2024 - 12/09/2025: $2,255,000

Comparable Properties



4/946 Riversdale Rd SURREY HILLS 3127 (REI)

4 3 2

Price: $1,475,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Townhouse (Res)
Land Size: 221 sqm approx

Agent Comments



1/1025 Riversdale Rd SURREY HILLS 3127 (REI)

3 2 2

Price: $1,415,000
Method: Private Sale
Date: 11/07/2025
Property Type: Townhouse (Single)

Agent Comments



1/47 Rochester Rd CANTERBURY 3126 (REI/VG)

3 2 2

Price: $1,390,000
Method: Private Sale
Date: 20/06/2025
Property Type: Townhouse (Single)
Land Size: 250 sqm approx

Agent Comments

Account - Heavyside

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