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	85 Union Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price $2,900,000

Median sale price

Median price $2,320,000 Property Type House Suburb Surrey Hills

Period - From 01/07/2025 to 30/09/2025 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		
2		
3		

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.

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85 Union Road, Surrey Hills Vic 3127

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3 3 4

Property Type: House
Land Size: 1234 sqm approx

Indicative Selling Price
$2,900,000
Median House Price
September quarter 2025: $2,320,000

Agent Comments

Directly opposite the iconic Surrey Gardens, this is a landholding of rare distinction in blue-chip Surrey Hills. Opportunities of this scale and calibre are few and far between.

Comparable Properties

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.

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