

# 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](https://consumer.vic.gov.au/underquoting)

Range between \$2,900,000

&

\$3,100,000

### Median sale price

Median price \$2,300,000

Property Type House

Suburb Surrey Hills

Period - From 01/07/2024

to

30/09/2024

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	72 Wattle Valley Rd CANTERBURY 3126	\$3,600,888	12/10/2024
2	15 Gordon St MONT ALBERT 3127	\$3,030,000	14/09/2024
3	11 Victoria Cr MONT ALBERT 3127	\$3,500,000	03/07/2024

**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:

14/01/2025 11:20

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



3 3 4

**Property Type:** House (Res)  
**Land Size:** 1225 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,900,000 - \$3,100,000  
**Median House Price**  
September quarter 2024: \$2,300,000

## Comparable Properties



**72 Wattle Valley Rd CANTERBURY 3126 (REI)**

**Agent Comments**

4 3 2

**Price:** \$3,600,888  
**Method:** Private Sale  
**Date:** 12/10/2024  
**Property Type:** House (Res)  
**Land Size:** 1012 sqm approx



**15 Gordon St MONT ALBERT 3127 (REI)**

**Agent Comments**

4 2 -

**Price:** \$3,030,000  
**Method:** Auction Sale  
**Date:** 14/09/2024  
**Property Type:** House (Res)  
**Land Size:** 1031 sqm approx



**11 Victoria Cr MONT ALBERT 3127 (REI)**

**Agent Comments**

5 4 4

**Price:** \$3,500,000  
**Method:** Private Sale  
**Date:** 03/07/2024  
**Property Type:** House  
**Land Size:** 1301 sqm approx

**Account - Heavyside**



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