

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

237 Union Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$1,750,000

Median sale price

Median price

\$2,350,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/01/2023

to

31/12/2023

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	190 Union Rd SURREY HILLS 3127	\$1,950,000	02/12/2023
2	245 Union Rd SURREY HILLS 3127	\$1,680,000	30/11/2023
3	225 Mont Albert Rd SURREY HILLS 3127	\$1,545,000	19/10/2023

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:

13/01/2024 11:11

237 Union Road, Surrey Hills Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 bedrooms 1 bathroom 1 car

Property Type: House (Res)
Land Size: 753 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000

Median House Price
Year ending December 2023: \$2,350,000

Comparable Properties



190 Union Rd SURREY HILLS 3127 (REI)

Agent Comments

3 bedrooms 1 bathroom 3 cars

Price: \$1,950,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 656 sqm approx



245 Union Rd SURREY HILLS 3127 (REI)

Agent Comments

4 bedrooms 2 bathrooms 2 cars

Price: \$1,680,000
Method: Private Sale
Date: 30/11/2023
Property Type: House
Land Size: 690 sqm approx



225 Mont Albert Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$1,545,000
Method: Private Sale
Date: 19/10/2023
Property Type: House
Land Size: 650 sqm approx

Account - Heavyside



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