

# 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

105/158-160 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

\$600,000

&

\$615,000

### Median sale price

Median price

\$777,500

Property Type

Unit

Suburb

Surrey Hills

Period - From

01/01/2025

to

31/03/2025

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	304/160 Union Rd SURREY HILLS 3127	\$620,000	07/02/2025
2	6/2-4 Park Rd SURREY HILLS 3127	\$640,000	31/12/2024
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.~~

This Statement of Information was prepared on:

20/06/2025 12:41

105/158-160 Union Road, Surrey Hills Vic 3127



**Ross-Hunt**  
real estate

Jeff Anderson

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**Indicative Selling Price**

\$600,000 - \$615,000

**Median Unit Price**

March quarter 2025: \$777,500



2 1

**Property Type:** Apartment

**Land Size:** 668 sqm approx

Agent Comments

## Comparable Properties



**304/160 Union Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 07/02/2025

**Property Type:** Unit



**6/2-4 Park Rd SURREY HILLS 3127 (REI)**

Agent Comments

2 1 1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 31/12/2024

**Property Type:** Unit

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.

**Account - Ross-Hunt Surrey Hills** | P: (03) 9830 4044



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