

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$2,299,999

Property Type House

Suburb Surrey Hills

Period - From 01/07/2024

to

30/06/2025

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	2/480 Whitehorse Rd SURREY HILLS 3127	\$1,485,000	26/02/2025
2	2/946 Riversdale Rd SURREY HILLS 3127	\$1,485,000	22/02/2025
3	5a Royal La SURREY HILLS 3127	\$1,395,000	15/02/2025

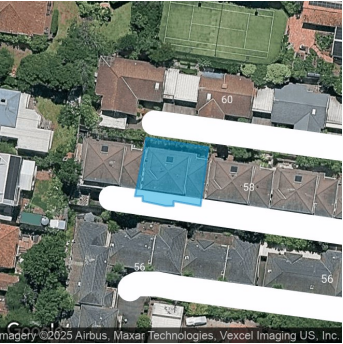
OR

~~**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:

26/07/2025 16:07

4/58 Union Road, Surrey Hills Vic 3127



3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 197 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
Year ending June 2025: \$2,299,999

Comparable Properties



2/480 Whitehorse Rd SURREY HILLS 3127 (VG)

Agent Comments

4 - -

Price: \$1,485,000
Method: Sale
Date: 26/02/2025
Property Type: Flat/Unit/Apartment (Res)



2/946 Riversdale Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

4 3 2

Price: \$1,485,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 250 sqm approx



5a Royal La SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$1,395,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)

Account - Heavyside



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