

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

1/227 Union Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$815,000 Property Type Unit Suburb Surrey Hills

Period - From 01/01/2026 to 31/03/2026 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	3/90 Middlesex Rd SURREY HILLS 3127	\$710,000	22/03/2026
2	2/31 Weir St BALWYN 3103	\$728,000	30/12/2025
3	6/1 Kinsale Cr MONT ALBERT NORTH 3129	\$770,000	25/11/2025

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:

28/04/2026 10:02



 2  1  1

Property Type: Unit
Land Size: 103 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000 - \$770,000
Median Unit Price
 March quarter 2026: \$815,000

Comparable Properties



3/90 Middlesex Rd SURREY HILLS 3127 (REI)

Agent Comments

 2  1  1

Price: \$710,000
Method: Sold After Auction
Date: 22/03/2026
Property Type: Unit



2/31 Weir St BALWYN 3103 (REI/VG)

Agent Comments

 2  1  1

Price: \$728,000
Method: Private Sale
Date: 30/12/2025
Property Type: Unit



6/1 Kinsale Cr MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 2  1  1

Price: \$770,000
Method: Private Sale
Date: 25/11/2025
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888