

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

Range between \$660,000 & \$720,000

### 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	3/9 Stanhope St MONT ALBERT 3127	\$790,000	08/05/2026
2	3/90 Middlesex Rd SURREY HILLS 3127	\$710,000	22/03/2026
3	2/31 Weir St BALWYN 3103	\$728,000	30/12/2025

**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:

10/06/2026 10:02



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

**Indicative Selling Price**  
\$660,000 - \$720,000  
**Median Unit Price**  
March quarter 2026: \$815,000

## Comparable Properties



**3/9 Stanhope St MONT ALBERT 3127 (REI)**

**Agent Comments**

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**Price:** \$790,000  
**Method:** Sold Before Auction  
**Date:** 08/05/2026  
**Property Type:** Unit



**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**

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

**Account - Barry Plant | P: 03 9842 8888**