

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

77 Union Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$2,200,000 Property Type House Suburb Surrey Hills

Period - From 01/04/2025 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 | 40 Webster St CAMBERWELL 3124 | \$1,850,000 | 03/06/2026 |
| 2 | 38 Croydon Rd SURREY HILLS 3127 | \$1,950,000 | 22/05/2026 |
| 3 | 36 Newton St SURREY HILLS 3127 | \$1,900,000 | 16/05/2026 |

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:

05/06/2026 08:25



 3
  2
  2

Rooms: 6
Property Type: House

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending March 2026: \$2,200,000

Comparable Properties



40 Webster St CAMBERWELL 3124 (REI)

Agent Comments

 3
  2
  2

Price: \$1,850,000

Method: Private Sale

Date: 03/06/2026

Property Type: House

Land Size: 658 sqm approx



38 Croydon Rd SURREY HILLS 3127 (REI)

Agent Comments

 4
  2
  2

Price: \$1,950,000

Method: Sold Before Auction

Date: 22/05/2026

Property Type: House (Res)

Land Size: 767 sqm approx



36 Newton St SURREY HILLS 3127 (REI)

Agent Comments

 4
  2
  2

Price: \$1,900,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 706 sqm approx

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