

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

75 Union Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price \$2,250,000

Median sale price

Median price \$2,200,000

Property Type House

Suburb Surrey Hills

Period - From 30/04/2025

to 29/04/2026

Source Property Data

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	106 Wattle Valley Rd CAMBERWELL 3124	\$2,100,000	18/03/2026
2	203 Mont Albert Rd SURREY HILLS 3127	\$2,125,000	14/03/2026
3	29 Scheele St SURREY HILLS 3127	\$2,205,000	14/03/2026

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:

30/04/2026 08:40

**Property Type:** House (Res)**Land Size:** 558 sqm approx

Agent Comments

Indicative Selling Price

\$2,250,000

Median House Price

30/04/2025 - 29/04/2026: \$2,200,000

Comparable Properties

**106 Wattle Valley Rd CAMBERWELL 3124 (REI)**

Agent Comments

**Price:** \$2,100,000**Method:** Private Sale**Date:** 18/03/2026**Property Type:** House (Res)**Land Size:** 804 sqm approx**203 Mont Albert Rd SURREY HILLS 3127 (REI)**

Agent Comments

**Price:** \$2,125,000**Method:** Auction Sale**Date:** 14/03/2026**Property Type:** House (Res)**Land Size:** 909 sqm approx**29 Scheele St SURREY HILLS 3127 (REI)**

Agent Comments

**Price:** \$2,205,000**Method:** Auction Sale**Date:** 14/03/2026**Property Type:** House (Res)

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



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