

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 46 Acacia Road, Hurstbridge Vic 3099

Indicative selling price

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

Single price \$1,070,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Hurstbridge

Period - From 01/10/2024

to 31/12/2024

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	10 Coolaroo Av HURSTBRIDGE 3099	\$1,025,000	11/11/2024
2	42 Acacia Rd HURSTBRIDGE 3099	\$960,000	16/08/2024
3	42 Meander Rd HURSTBRIDGE 3099	\$875,000	15/07/2024

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable

B* properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

03/02/2025 16:51



 3  2  2

Property Type: House
Land Size: 1406 sqm approx
Agent Comments

Indicative Selling Price
\$1,070,000
Median House Price
December quarter 2024: \$1,270,000

Comparable Properties



10 Coolaroo Av HURSTBRIDGE 3099 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,025,000
Method: Private Sale
Date: 11/11/2024
Property Type: House (Res)
Land Size: 1905 sqm approx



42 Acacia Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments

 3  2  -

Price: \$960,000
Method: Private Sale
Date: 16/08/2024
Property Type: House
Land Size: 1424 sqm approx



42 Meander Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments

 3  1  1

Price: \$875,000
Method: Private Sale
Date: 15/07/2024
Property Type: House
Land Size: 892 sqm approx

Account - Barry Plant | P: (03) 9431 1243