Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

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	Pro	perty 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

	aress of comparable property	1 1100	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 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



Date of sale







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

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

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)

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



Agent Comments





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

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