

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

38 Hillcrest Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$800,000 & \$880,000

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	46 Acacia Rd HURSTBRIDGE 3099	\$1,092,500	05/03/2025
2	29 Taylor Rd HURSTBRIDGE 3099	\$1,050,000	15/05/2024
3	4 Haleys Gully Rd HURSTBRIDGE 3099	\$960,000	06/04/2024

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: 05/03/2025 14:28



 4  2  3

Property Type: House
Land Size: 1300 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
December quarter 2024: \$1,270,000

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.

Comparable Properties

46 Acacia Rd HURSTBRIDGE 3099 (REI)

Agent Comments

 3  2  2

Price: \$1,092,500
Method:
Date: 05/03/2025
Property Type: House



29 Taylor Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,050,000
Method: Private Sale
Date: 15/05/2024
Property Type: House
Land Size: 1042 sqm approx



4 Haleys Gully Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments

 3  2  -

Price: \$960,000
Method: Private Sale
Date: 06/04/2024
Property Type: House
Land Size: 1087 sqm approx

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