

# 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

20 Fairdell Crescent, Hurstbridge Vic 3099

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,070,000

Property Type

House

Suburb

Hurstbridge

Period - From

01/01/2025

to

31/03/2025

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	10 Fairdell Cr HURSTBRIDGE 3099	\$1,270,000	25/11/2024
3	34 Meander Rd HURSTBRIDGE 3099	\$1,011,000	22/10/2024

**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:

10/04/2025 17:09



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**Property Type:** House  
**Land Size:** 1343 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
March quarter 2025: \$1,070,000

## Comparable Properties



**46 Acacia Rd HURSTBRIDGE 3099 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,092,500  
**Method:** Private Sale  
**Date:** 05/03/2025  
**Property Type:** House (Res)  
**Land Size:** 1406 sqm approx



**10 Fairdell Cr HURSTBRIDGE 3099 (REI/VG)**

**Agent Comments**

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**Price:** \$1,270,000  
**Method:** Private Sale  
**Date:** 25/11/2024  
**Property Type:** House  
**Land Size:** 947 sqm approx



**34 Meander Rd HURSTBRIDGE 3099 (REI/VG)**

**Agent Comments**

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**Price:** \$1,011,000  
**Method:** Private Sale  
**Date:** 22/10/2024  
**Property Type:** House (Res)  
**Land Size:** 935 sqm approx

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