## 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	

#### Indicative selling price

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

Range between	\$895,000	&	\$980,000
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#### Median sale price

Median price	\$1,070,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	38 Hillcrest Rd HURSTBRIDGE 3099	\$840,000	29/03/2025
2	6 Dunstan Dr HURSTBRIDGE 3099	\$990,000	09/03/2025
3	1 Meander Rd HURSTBRIDGE 3099	\$940,000	05/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/05/2025 10:23













Property Type: House Land Size: 1057 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$895,000 - \$980,000 **Median House Price** March quarter 2025: \$1,070,000

## Comparable Properties



38 Hillcrest Rd HURSTBRIDGE 3099 (REI/VG)





Price: \$840,000 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res) Land Size: 1300 sqm approx **Agent Comments** 



6 Dunstan Dr HURSTBRIDGE 3099 (REI)

Price: \$990,000 Method: Private Sale Date: 09/03/2025 Property Type: House Land Size: 839 sqm approx







**Agent Comments** 

**Agent Comments** 

1 Meander Rd HURSTBRIDGE 3099 (REI/VG)





Price: \$940,000 Method: Private Sale Date: 05/03/2025

Rooms: 6

Property Type: House (Res) Land Size: 999 sqm approx

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





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