

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

37 Daphne Crescent, Hurstbridge VIC 3099

Indicative selling price

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

Range between

\$970,000

&

\$1,060,000

Median sale price

Median price

\$1,047,500

Property Type

House

Suburb

Hurstbridge

Period - From

25/05/2025

to

23/11/2025

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/55 Lynnbrae Avenue Hurstbridge VIC	\$1,035,000	02/10/2025
24 Curtain Road Hurstbridge VIC	\$970,000	11/10/2025
23-25 Meander Road Hurstbridge VIC	\$980,000	27/06/2025

This Statement of Information was prepared on:

25/11/2025