## 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	Range between	\$970,000	&	\$1,060,000
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#### Median sale price

Median price	\$1,047,500	Pro	operty Type H	ouse		Suburb	Hurstbridge
Period - From	25/05/2025	to	23/11/2025	Sou	urce	price_fir	nder

### 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

