

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

4 Dunstan Drive, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,042,500

Property Type House

Suburb Hurstbridge

Period - From 01/10/2024

to

30/09/2025

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	6 Kenarra Ct HURSTBRIDGE 3099	\$1,082,000	23/09/2025
2	776 Heidelberg Kinglake Rd HURSTBRIDGE 3099	\$1,131,000	12/06/2025
3	17 Milton Way HURSTBRIDGE 3099	\$1,060,000	24/05/2025

OR

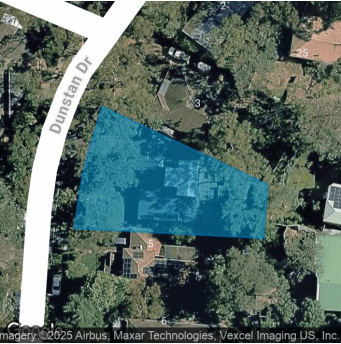
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/11/2025 16:20

4 Dunstan Drive, Hurstbridge Vic 3099

Kylie McGrath
03 9435 8866
0417 856 698
kylie.mcgrath@raywhite.com



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 860 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending September 2025: \$1,042,500

Comparable Properties

6 Kenarra Ct HURSTBRIDGE 3099 (REI/VG)

Agent Comments

4 3 2

Price: \$1,082,000
Method: Private Sale
Date: 23/09/2025
Rooms: 7
Property Type: House (Res)
Land Size: 1041 sqm approx



776 Heidelberg Kinglake Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments

4 2 2

Price: \$1,131,000
Method: Private Sale
Date: 12/06/2025
Property Type: House
Land Size: 1009 sqm approx



17 Milton Way HURSTBRIDGE 3099 (REI/VG)

Agent Comments

4 2 2

Price: \$1,060,000
Method: Private Sale
Date: 24/05/2025
Property Type: House
Land Size: 940 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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