## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	4 Steven Street, Hurstbridge Vic 3099

#### Indicative selling price

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

Range between	\$890,000	&	\$950,000

#### 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

Address of comparable property		Price	Date of sale
1	7 Hillcrest Rd HURSTBRIDGE 3099	\$866,000	09/04/2025
2	1 Meander Rd HURSTBRIDGE 3099	\$940,000	05/03/2025
3	7 Pinnaroo CI HURSTBRIDGE 3099	\$880,000	19/11/2024

#### 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:	22/05/2025 14:07









Property Type: House Land Size: 801 sqm approx

Agent Comments

Indicative Selling Price \$890,000 - \$950,000 Median House Price March quarter 2025: \$1,070,000

# Comparable Properties



7 Hillcrest Rd HURSTBRIDGE 3099 (REI)

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**3** 2

Agent Comments

Price: \$866,000 Method: Private Sale Date: 09/04/2025 Property Type: House Land Size: 592 sqm approx

1 Meander Rd HURSTBRIDGE 3099 (REI/VG)

4







**Agent Comments** 

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

Rooms: 6

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

7 Pinnaroo CI HURSTBRIDGE 3099 (REI/VG)



3





**a** 2

Price: \$880,000
Method: Private Sale
Date: 19/11/2024

Property Type: House Land Size: 1223 sqm approx Agent Comments

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





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