

# 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 Steven Street, Hurstbridge Vic 3099

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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	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 comparable properties 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



 4  2  1

**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)**

**Agent Comments**

 3  2  2

**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)**

**Agent Comments**

 4  2  2

**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)**

**Agent Comments**

 3  1  2

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 19/11/2024  
**Property Type:** House  
**Land Size:** 1223 sqm approx

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