

# 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

98 Meander Road, Hurstbridge Vic 3099

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$860,000 & \$920,000

### Median sale price

Median price \$1,011,000 Property Type House Suburb Hurstbridge

Period - From 22/07/2024 to 21/07/2025 Source Property Data

### 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	143 Meander Rd HURSTBRIDGE 3099	\$890,000	11/06/2025
2	35 Bambara Rd HURSTBRIDGE 3099	\$888,000	19/05/2025
3	1 Meander Rd HURSTBRIDGE 3099	\$940,000	05/03/2025

OR

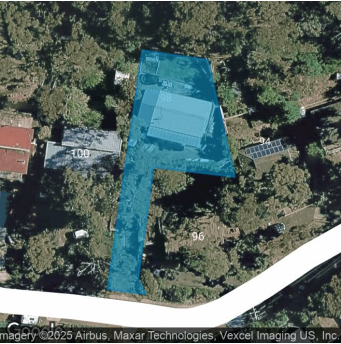
~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/07/2025 10:58

98 Meander Road, Hurstbridge Vic 3099

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



2 2 2

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 702 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$860,000 - \$920,000  
**Median House Price**  
22/07/2024 - 21/07/2025: \$1,011,000

## Comparable Properties



**143 Meander Rd HURSTBRIDGE 3099 (REI)**

**Agent Comments**

3 2 2

**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 11/06/2025  
**Property Type:** House  
**Land Size:** 1128 sqm approx



**35 Bambara Rd HURSTBRIDGE 3099 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$888,000  
**Method:** Private Sale  
**Date:** 19/05/2025  
**Property Type:** House  
**Land Size:** 1012 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

**Account - Ray White Eltham | P: 03 9431 3425**



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