

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

14b Milton Way, Hurstbridge Vic 3099

Indicative selling price

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

Range between

\$770,000

&

\$847,000

Median sale price

Median price

\$1,010,500

Property Type

House

Suburb

Hurstbridge

Period - From

05/08/2024

to

04/08/2025

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	3 Daphne Cr HURSTBRIDGE 3099	\$780,000	27/06/2025
2	38 Hillcrest Rd HURSTBRIDGE 3099	\$840,000	29/03/2025
3	53 Cherry Tree Rd HURSTBRIDGE 3099	\$840,000	11/02/2025

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:

05/08/2025 15:12

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4 1 2

Property Type: House - Duplex
(Semi-detached)
Land Size: 550 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$847,000
Median House Price
05/08/2024 - 04/08/2025: \$1,010,500

Comparable Properties



3 Daphne Cr HURSTBRIDGE 3099 (REI)

Agent Comments

3 2 -

Price: \$780,000
Method: Private Sale
Date: 27/06/2025
Rooms: 4
Property Type: House (Res)
Land Size: 680 sqm approx



38 Hillcrest Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments

4 2 3

Price: \$840,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 1300 sqm approx

53 Cherry Tree Rd HURSTBRIDGE 3099 (VG)

Agent Comments

3 - -

Price: \$840,000
Method: Sale
Date: 11/02/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 983 sqm approx