

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

23 Acacia Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,010,500 Property Type House Suburb Hurstbridge

Period - From 17/07/2024 to 16/07/2025 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.

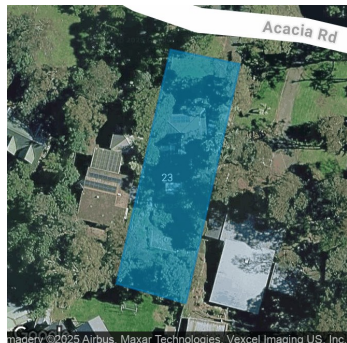
	Address of comparable property	Price	Date of sale
1	1 Carlyle CI HURSTBRIDGE 3099	\$862,000	13/06/2025
2	43 Taylor Rd HURSTBRIDGE 3099	\$860,000	16/04/2025
3	7 Hillcrest Rd HURSTBRIDGE 3099	\$866,000	09/04/2025

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:

17/07/2025 13:42



Rooms: 4

Property Type: House

Land Size: 887 sqm approx

Agent Comments

Comparable Properties



1 Carlyle CI HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$862,000

Method: Private Sale

Date: 13/06/2025

Property Type: House

Land Size: 797 sqm approx



43 Taylor Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 16/04/2025

Property Type: House

Land Size: 823 sqm approx



7 Hillcrest Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments



Price: \$866,000

Method: Private Sale

Date: 09/04/2025

Property Type: House

Land Size: 592 sqm approx