

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

35 Bailey Gully Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$1,550,000

&

\$1,700,000

Median sale price

Median price \$1,011,000

Property Type House

Suburb Hurstbridge

Period - From 03/07/2024

to 02/07/2025

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 | 65 Bailey Gully Rd HURSTBRIDGE 3099 | \$1,640,000 | 13/05/2025 |
| 2 | | | |
| 3 | | | |

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:

03/07/2025 13:05



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Indicative Selling Price
\$1,550,000 - \$1,700,000

Median House Price

03/07/2024 - 02/07/2025: \$1,011,000



Property Type:

Agent Comments

MapTiler OpenStreetMap contributors

Comparable Properties



65 Bailey Gully Rd HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$1,640,000
Method: Private Sale
Date: 13/05/2025
Property Type: House (Res)
Land Size: 70010.68 sqm approx

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.

Account - Jellis Craig | P: 03 94321444



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