

# 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 770 Heidelberg-kinglake 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 \$800,000 & \$850,000

### Median sale price

Median price \$910,000 Property Type House Suburb Hurstbridge

Period - From 01/04/2025 to 30/06/2025 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

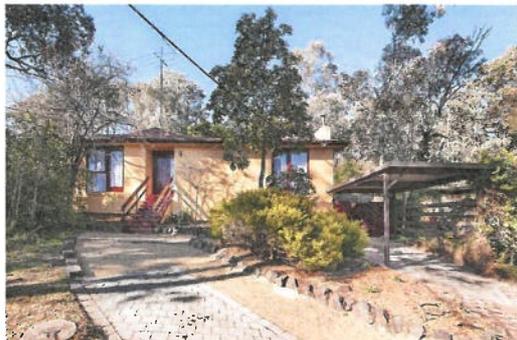
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1 Carlyle CI HURSTBRIDGE 3099	\$862,000	13/06/2025
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: 11/07/2025 10:49



3 2 1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 955 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median House Price**  
June quarter 2025: \$910,000

## Comparable Properties



1 Carlyle CI HURSTBRIDGE 3099 (REI)

**Agent Comments**

3 1 2

**Price:** \$862,000  
**Method:** Private Sale  
**Date:** 13/06/2025  
**Property Type:** House  
**Land Size:** 797 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