

# 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