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	836 Main Road, Hurstbridge Vic 3099

Indicative selling price

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

Single price $800,000

Median sale price

Median price $945,250 Property Type House Suburb Hurstbridge

Period - From 26/08/2023 to 25/08/2024 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	33 Rose Av HURSTBRIDGE 3099	$819,000	16/08/2024
2	16 Prospect Hill Cr HURSTBRIDGE 3099	$800,000	02/05/2024
3	41 Curtain Rd HURSTBRIDGE 3099	$846,000	18/04/2024

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: 26/08/2024 13:58

836 Main Road, Hurstbridge Vic 3099

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Property Type:
Agent Comments

Indicative Selling Price
$800,000
Median House Price
26/08/2023 - 25/08/2024: $945,250

Comparable Properties



33 Rose Av HURSTBRIDGE 3099 (REI)

3 2 3

Price: $819,000
Method: Private Sale
Date: 16/08/2024
Property Type: House
Land Size: 868 sqm approx

Agent Comments



16 Prospect Hill Cr HURSTBRIDGE 3099 (REI)

3 2 1

Price: $800,000
Method: Private Sale
Date: 02/05/2024
Rooms: 4
Property Type: House (Res)
Land Size: 545 sqm approx

Agent Comments



41 Curtain Rd HURSTBRIDGE 3099 (REI/VG)

3 1 1

Price: $846,000
Method: Sold Before Auction
Date: 18/04/2024
Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments

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