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 Bambara Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between $890,000 & $979,000

Median sale price

Median price $1,070,000 Property Type House Suburb Hurstbridge

Period - From 01/01/2025 to 31/03/2025 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	6 Dunstan Dr HURSTBRIDGE 3099	$990,000	09/03/2025
2	1 Meander Rd HURSTBRIDGE 3099	$940,000	05/03/2025
3	7 Pinnaroo Cl HURSTBRIDGE 3099	$880,000	19/11/2024

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: 17/04/2025 10:20

35 Bambara Road, Hurstbridge Vic 3099

Ian Mason
(03) 9718 2222
0418 597 176
ianmason@jelliscraig.com.au

Indicative Selling Price
$890,000 - $979,000
Median House Price
March quarter 2025: $1,070,000



4 2 2

Property Type: House
Land Size: 1012 sqm approx

Agent Comments

Comparable Properties



6 Dunstan Dr HURSTBRIDGE 3099 (REI)

4 2 2

Price: $990,000
Method: Private Sale
Date: 09/03/2025
Property Type: House
Land Size: 839 sqm approx

Agent Comments

1 Meander Rd HURSTBRIDGE 3099 (REI)

4 2 2

Price: $940,000
Method: Private Sale
Date: 05/03/2025
Rooms: 6
Property Type: House (Res)
Land Size: 999 sqm approx

Agent Comments



7 Pinnaroo Cl HURSTBRIDGE 3099 (REI/VG)

3 1 2

Price: $880,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 1223 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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