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	45 Coolaroo Avenue, Hurstbridge Vic 3099

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,270,000 Property Type House Suburb Hurstbridge

Period - From 01/10/2024 to 31/12/2024 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	64 Meander Rd HURSTBRIDGE 3099	$1,150,000	26/02/2025
2	45 Taylor Rd HURSTBRIDGE 3099	$1,100,000	28/10/2024
3	20 Steven St HURSTBRIDGE 3099	$1,100,000	18/10/2024

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: 26/03/2025 13:16

45 Coolaroo Avenue, Hurstbridge Vic 3099

Jake Rushton
94321444
0409 963 489
jakerushton@jelliscraig.com.au



3

Property Type:
Divorce/Estate/Family Transfers
Land Size: 973 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
December quarter 2024: $1,270,000

Comparable Properties



64 Meander Rd HURSTBRIDGE 3099 (REI)

4 2 2

Price: $1,150,000
Method: Private Sale
Date: 26/02/2025
Property Type: House
Land Size: 843 sqm approx

Agent Comments



45 Taylor Rd HURSTBRIDGE 3099 (REI/VG)

4 2 -

Price: $1,100,000
Method: Private Sale
Date: 28/10/2024
Property Type: House (Res)
Land Size: 997 sqm approx

Agent Comments



20 Steven St HURSTBRIDGE 3099 (REI/VG)

4 2 3

Price: $1,100,000
Method: Private Sale
Date: 18/10/2024
Property Type: House
Land Size: 790 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.