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: 7 Hillcrest Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between: $770,000 & $830,000

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	550 Heidelberg Kinglake Rd WATTLE GLEN 3096	$794,000	26/09/2024
2			
3			

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: 11/03/2025 12:15

7 Hillcrest Road, Hurstbridge Vic 3099

Jake Rushton
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3 2 0

Rooms: 5
Property Type: House
Land Size: 592 sqm approx

Agent Comments

Indicative Selling Price
$770,000 - $830,000
Median House Price
December quarter 2024: $1,270,000

Comparable Properties



550 Heidelberg Kinglake Rd WATTLE GLEN 3096 (REI/VG)

3 1 -

Price: $794,000
Method: Private Sale
Date: 26/09/2024
Property Type: House
Land Size: 844 sqm approx

Agent Comments

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.

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