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	130 Meander Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $960,000 Property Type House Suburb Hurstbridge

Period - From 02/04/2024 to 01/04/2025 Source Property Data

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: 02/04/2025 20:46

130 Meander Road, Hurstbridge Vic 3099

Lorraine Grimshaw
9718 2222
0419 311 873
lorrainegrimshaw@jelliscraig.com.au



4 2 4

Property Type: House (Res)
Land Size: 2781 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
02/04/2024 - 01/04/2025: $960,000

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

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