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	23 Acacia Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,025,000 Property Type House Suburb Hurstbridge

Period - From 11/09/2024 to 10/09/2025 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	1 Carlyle Cl HURSTBRIDGE 3099	$862,000	13/06/2025
2	143 Meander Rd HURSTBRIDGE 3099	$890,000	11/06/2025
3	43 Taylor Rd HURSTBRIDGE 3099	$860,000	16/04/2025

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: 11/09/2025 14:59

23 Acacia Road, Hurstbridge Vic 3099

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



3 1 2

Property Type: House
Land Size: 887 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
11/09/2024 - 10/09/2025: $1,025,000

Comparable Properties



1 Carlyle Cl HURSTBRIDGE 3099 (REI/VG)

3 1 2

Price: $862,000
Method: Private Sale
Date: 13/06/2025
Property Type: House
Land Size: 797 sqm approx

Agent Comments



143 Meander Rd HURSTBRIDGE 3099 (REI)

3 2 2

Price: $890,000
Method: Private Sale
Date: 11/06/2025
Property Type: House
Land Size: 1128 sqm approx

Agent Comments



43 Taylor Rd HURSTBRIDGE 3099 (REI/VG)

3 1 1

Price: $860,000
Method: Private Sale
Date: 16/04/2025
Property Type: House
Land Size: 823 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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