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: 38 Rose Avenue, Hurstbridge Vic 3099

## Indicative selling price

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

Range between $800,000 & $870,000

## Median sale price

Median price $910,000 Property Type House Suburb Hurstbridge

Period - From 01/04/2025 to 30/06/2025 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 | 43 Taylor Rd HURSTBRIDGE 3099 | $860,000 | 16/04/2025 |
| 2 | 7 Hillcrest Rd HURSTBRIDGE 3099 | $866,000 | 09/04/2025 |
| 3 | 38 Hillcrest Rd HURSTBRIDGE 3099 | $840,000 | 29/03/2025 |

**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: 30/08/2025 08:44

# 38 Rose Avenue, Hurstbridge Vic 3099

JellisCraig

Tony McDougall
9718 2222
0408 305 463
tonymcdougall@jelliscraig.com.au



3 1

**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 744.948 sqm approx

Agent Comments

**Indicative Selling Price**
$800,000 - $870,000
**Median House Price**
June quarter 2025: $910,000

## Comparable Properties



**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



**7 Hillcrest Rd HURSTBRIDGE 3099 (REI/VG)**

3 2 2

**Price:** $866,000
**Method:** Private Sale
**Date:** 09/04/2025
**Property Type:** House
**Land Size:** 592 sqm approx

Agent Comments



**38 Hillcrest Rd HURSTBRIDGE 3099 (REI/VG)**

4 2 3

**Price:** $840,000
**Method:** Auction Sale
**Date:** 29/03/2025
**Property Type:** House (Res)
**Land Size:** 1300 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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