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	25 Shanklin Street, 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 $1,011,000 Property Type House Suburb Hurstbridge

Period - From 01/07/2024 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	143 Meander Rd HURSTBRIDGE 3099	$890,000	11/06/2025
2	35 Bambara Rd HURSTBRIDGE 3099	$888,000	19/05/2025
3	7 Hillcrest Rd HURSTBRIDGE 3099	$866,000	09/04/2025

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: 01/09/2025 08:30

25 Shanklin Street, Hurstbridge Vic 3099

JellisCraig

Justin Booth
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3 3 2

Property Type: House
Land Size: 1391 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
Year ending June 2025: $1,011,000

Comparable Properties



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



35 Bambara Rd HURSTBRIDGE 3099 (REI/VG)

4 2 2

Price: $888,000
Method: Private Sale
Date: 19/05/2025
Property Type: House
Land Size: 1012 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

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