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	62 Bambara 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 $1,042,500 Property Type House Suburb Hurstbridge

Period - From 01/10/2024 to 30/09/2025 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	726 Heidelberg Kinglake Rd HURSTBRIDGE 3099	$1,175,000	01/10/2025
2	776 Heidelberg Kinglake Rd HURSTBRIDGE 3099	$1,131,000	12/06/2025
3	20 Fairdell Cr HURSTBRIDGE 3099	$1,180,000	27/05/2025

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: 06/11/2025 15:39

62 Bambara Road, Hurstbridge Vic 3099

JellisCraig

Ian Mason
(03) 9718 2222
0418 597 176
ianmason@jelliscraig.com.au



5 3 4

Rooms: 8
Property Type: House
Land Size: 1179 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2025: $1,042,500

Comparable Properties



726 Heidelberg Kinglake Rd HURSTBRIDGE 3099 (REI)

3 2 3

Price: $1,175,000
Method: Private Sale
Date: 01/10/2025
Property Type: House (Res)
Land Size: 1131 sqm approx

Agent Comments



776 Heidelberg Kinglake Rd HURSTBRIDGE 3099 (REI/VG)

4 2 2

Price: $1,131,000
Method: Private Sale
Date: 12/06/2025
Property Type: House
Land Size: 1009 sqm approx

Agent Comments



20 Fairdell Cr HURSTBRIDGE 3099 (REI/VG)

3 2 -

Price: $1,180,000
Method: Private Sale
Date: 27/05/2025
Property Type: House (Res)
Land Size: 1343 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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