

# 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

2/14 Taylor Road, Hurstbridge Vic 3099

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,078,000

### Median sale price

Median price \$1,027,500 Property Type House Suburb Hurstbridge

Period - From 01/10/2025 to 31/12/2025 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	37 Daphne Cr HURSTBRIDGE 3099	\$1,012,000	11/12/2025
2	2/55 Lynnbrae Av HURSTBRIDGE 3099	\$1,035,000	02/10/2025
3			

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:

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**Indicative Selling Price**

\$980,000 - \$1,078,000

**Median House Price**

December quarter 2025: \$1,027,500



**Property Type:**

Agent Comments

## Comparable Properties



**37 Daphne Cr HURSTBRIDGE 3099 (REI/VG)**

Agent Comments



**Price:** \$1,012,000

**Method:** Private Sale

**Date:** 11/12/2025

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 1018 sqm approx



**2/55 Lynnbrae Av HURSTBRIDGE 3099 (REI/VG)**

Agent Comments



**Price:** \$1,035,000

**Method:** Private Sale

**Date:** 02/10/2025

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 560 sqm approx

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.