

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 52 Taylor Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$980,000 Property Type House Suburb Hurstbridge

Period - From 09/04/2025 to 08/04/2026 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.

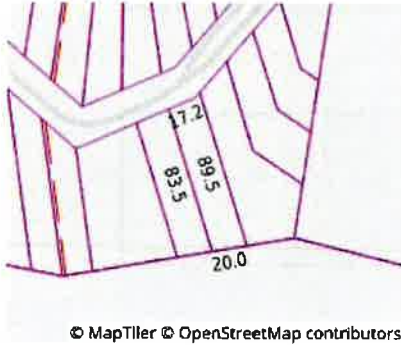
	Address of comparable property	Price	Date of sale
1	2/29 Cherry Tree Rd HURSTBRIDGE 3099	\$1,370,000	06/02/2026
2	6A Taylor Rd HURSTBRIDGE 3099	\$1,380,000	06/12/2025
3	34 Hillcrest Rd HURSTBRIDGE 3099	\$1,288,000	04/12/2025

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: 09/04/2026 11:25

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



Property Type:
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000

Median House Price
 09/04/2025 - 08/04/2026: \$980,000

Comparable Properties



2/29 Cherry Tree Rd HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$1,370,000
Method: Private Sale
Date: 06/02/2026
Property Type: House
Land Size: 1176 sqm approx



6A Taylor Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments



Price: \$1,380,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House
Land Size: 1226 sqm approx

34 Hillcrest Rd HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$1,288,000
Method: Private Sale
Date: 04/12/2025
Rooms: 6
Property Type: House (Res)
Land Size: 5170 sqm approx

Account - Jellis Craig | P: 03 94321444



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