

# 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

631 Heidelberg-kinglake 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 \$600,000

&

\$650,000

### Median sale price

Median price \$980,000

Property Type House

Suburb Hurstbridge

Period - From 20/03/2025

to

19/03/2026

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	15 Upper Rd WATTLE GLEN 3096	\$681,000	09/03/2026
2	21 Upper Rd WATTLE GLEN 3096	\$681,000	25/11/2025
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:

20/03/2026 08:32

Tony McDougall

9718 2222

0408 305 463

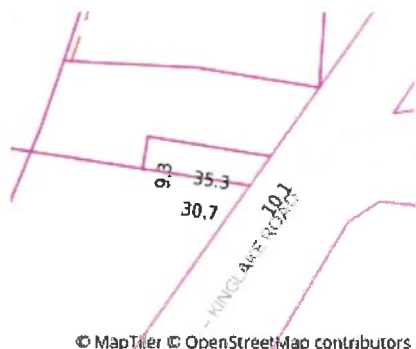
tonymcdougall@jellisrcraig.com.au

**Indicative Selling Price**

\$600,000 - \$650,000

**Median House Price**

20/03/2025 - 19/03/2026: \$980,000



**Property Type:**

Agent Comments

## Comparable Properties



**15 Upper Rd WATTLE GLEN 3096 (REI)**

Agent Comments



**Price:** \$681,000

**Method:** Private Sale

**Date:** 09/03/2026

**Property Type:** House (Res)

**Land Size:** 945 sqm approx



**21 Upper Rd WATTLE GLEN 3096 (REI/VG)**

Agent Comments



**Price:** \$681,000

**Method:** Private Sale

**Date:** 25/11/2025

**Property Type:** House (Res)

**Land Size:** 1076 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.

Account - Jellis Craig | P: 03 94321444



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