

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

7 Melissa Close, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

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

Period - From 23/04/2025 to 22/04/2026 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	97-99 Meander Rd HURSTBRIDGE 3099	\$885,000	10/03/2026
2	688 Heidelberg Kinglake Rd HURSTBRIDGE 3099	\$855,000	06/12/2025
3	832 Heidelberg Kinglake Rd HURSTBRIDGE 3099	\$820,000	01/12/2025

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:

23/04/2026 12:38

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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

23/04/2025 - 22/04/2026: \$980,000



3 2 3

Rooms: 5

Property Type: House (Res)

Land Size: 416 sqm approx

Agent Comments

Comparable Properties



97-99 Meander Rd HURSTBRIDGE 3099 (REI)

Agent Comments

3 1 -

Price: \$885,000

Method: Private Sale

Date: 10/03/2026

Property Type: House (Res)

Land Size: 1551 sqm approx



688 Heidelberg Kinglake Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments

3 1 -

Price: \$855,000

Method: Private Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 1246 sqm approx



832 Heidelberg Kinglake Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments

3 1 2

Price: \$820,000

Method: Private Sale

Date: 01/12/2025

Property Type: House (Res)

Land Size: 1000 sqm approx

Account - Jellis Craig | P: 03 94321444