

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 97-99 Meander Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$830,000 & \$850,000

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	688 Heidelberg Kinglake Rd HURSTBRIDGE 3099	\$855,000	06/12/2025
2	23 Acacia Rd HURSTBRIDGE 3099	\$850,000	16/10/2025
3	770 Heidelberg Kinglake Rd HURSTBRIDGE 3099	\$833,770	01/09/2025

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: 20/02/2026 08:33



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Property Type: House
Land Size: 1551 sqm approx
 Agent Comments

Indicative Selling Price
 \$830,000 - \$850,000
Median House Price
 December quarter 2025: \$1,027,500

Comparable Properties



688 Heidelberg Kinglake Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments

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Price: \$855,000
Method: Private Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 1246 sqm approx



23 Acacia Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments

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Price: \$850,000
Method: Private Sale
Date: 16/10/2025
Property Type: House (Res)
Land Size: 887 sqm approx



770 Heidelberg Kinglake Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments

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Price: \$833,770
Method: Private Sale
Date: 01/09/2025
Property Type: House
Land Size: 955 sqm approx

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