

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

15 Fairdell Crescent, Hurstbridge Vic 3099

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Hurstbridge

Period - From

15/07/2025

to

14/07/2026

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.

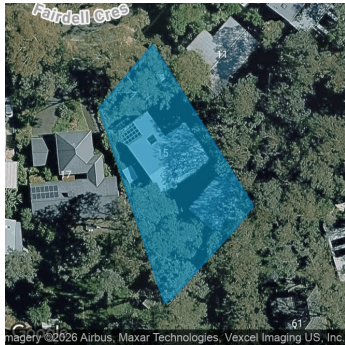
	Address of comparable property	Price	Date of sale
1	5-7 Lynnbrae Av HURSTBRIDGE 3099	\$1,140,000	02/07/2026
2	18 Wattletree Rd HURSTBRIDGE 3099	\$1,181,000	17/06/2026
3	38 Meander Rd HURSTBRIDGE 3099	\$1,110,000	18/04/2026

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:

15/07/2026 16:12



Property Type: House

Land Size: 1053 sqm approx

Agent Comments

Comparable Properties



5-7 Lynnbrae Av HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$1,140,000

Method: Private Sale

Date: 02/07/2026

Property Type: House

Land Size: 3320 sqm approx



18 Wattletree Rd HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$1,181,000

Method: Private Sale

Date: 17/06/2026

Property Type: House

Land Size: 1116 sqm approx



38 Meander Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments



Price: \$1,110,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 1021 sqm approx