

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

18 Wattletree Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$1,075,000

&

\$1,175,000

Median sale price

Median price \$975,000

Property Type House

Suburb Hurstbridge

Period - From 03/06/2025

to

02/06/2026

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	38 Meander Rd HURSTBRIDGE 3099	\$1,110,000	18/04/2026
2	4 Dunstan Dr HURSTBRIDGE 3099	\$1,150,000	03/12/2025
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:

03/06/2026 19:53

Jake Rushton

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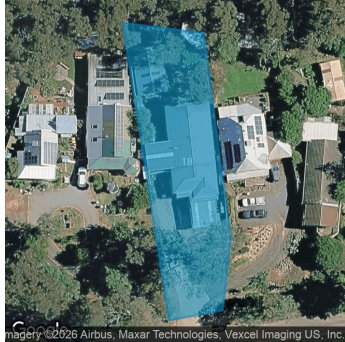
jakerushton@jellisrcraig.com.au

Indicative Selling Price

\$1,075,000 - \$1,175,000

Median House Price

03/06/2025 - 02/06/2026: \$975,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 1114 sqm approx

Agent Comments

Comparable Properties



38 Meander Rd HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$1,110,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 1021 sqm approx



4 Dunstan Dr HURSTBRIDGE 3099 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 03/12/2025

Property Type: House

Land Size: 861 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.