

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

22 Haleys Gully Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between

\$1,190,000

&

\$1,300,000

Median sale price

Median price

\$975,000

Property Type

House

Suburb

Hurstbridge

Period - From

01/07/2025

to

30/06/2026

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	10 Haleys Gully Rd HURSTBRIDGE 3099	\$1,305,000	01/07/2026
2	18 Wattletree Rd HURSTBRIDGE 3099	\$1,181,000	17/06/2026
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:

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Indicative Selling Price

\$1,190,000 - \$1,300,000

Median House Price

Year ending June 2026: \$975,000



4 2 2

Property Type: House (Res)

Land Size: 715 sqm approx

Agent Comments

Comparable Properties

10 Haleys Gully Rd HURSTBRIDGE 3099 (REI)

Agent Comments

4 2 -

Price: \$1,305,000

Method: Private Sale

Date: 01/07/2026

Rooms: 6

Property Type: House (Res)

Land Size: 1141 sqm approx



18 Wattletree Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments

4 2 9

Price: \$1,181,000

Method: Private Sale

Date: 17/06/2026

Property Type: House

Land Size: 1116 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.