

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

4 Rose Avenue, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$800,000

&

\$860,000

Median sale price

Median price \$950,000

Property Type House

Suburb Hurstbridge

Period - From 27/08/2025

to

26/08/2026

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	1/35 Cherry Tree Rd HURSTBRIDGE 3099	\$837,000	06/08/2026
2	7 Melissa Cl HURSTBRIDGE 3099	\$832,000	23/05/2026
3	45a Curtain Rd HURSTBRIDGE 3099	\$863,000	09/05/2026

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:

27/08/2026 07:16

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Indicative Selling Price

\$800,000 - \$860,000

Median House Price

27/08/2025 - 26/08/2026: \$950,000



Property Type: Land
Land Size: 367 sqm approx
Agent Comments

Comparable Properties

1/35 Cherry Tree Rd HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$837,000
Method: Private Sale
Date: 06/08/2026
Rooms: 4
Property Type: House (Res)
Land Size: 516 sqm approx



7 Melissa CI HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$832,000
Method: Private Sale
Date: 23/05/2026
Property Type: House
Land Size: 416 sqm approx



45a Curtain Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments



Price: \$863,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 383 sqm approx

Account - Jellis Craig | P: 03 94321444



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