

# 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

6 Milton Way, Hurstbridge Vic 3099

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$940,000 & \$990,000

### Median sale price

Median price \$985,000 Property Type House Suburb Hurstbridge

Period - From 06/05/2025 to 05/05/2026 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	46 Meander Rd HURSTBRIDGE 3099	\$945,000	03/03/2026
2	25 Haleys Gully Rd HURSTBRIDGE 3099	\$980,000	05/02/2026
3	37 Daphne Cr HURSTBRIDGE 3099	\$1,012,000	11/12/2025

**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: 06/05/2026 11:29

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**Indicative Selling Price**

\$940,000 - \$990,000

**Median House Price**

06/05/2025 - 05/05/2026: \$985,000



**Property Type:** Land

**Land Size:** 828 sqm approx

Agent Comments

## Comparable Properties



**46 Meander Rd HURSTBRIDGE 3099 (REI)**

Agent Comments



**Price:** \$945,000

**Method:** Private Sale

**Date:** 03/03/2026

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 671 sqm approx



**25 Haleys Gully Rd HURSTBRIDGE 3099 (REI/VG)**

Agent Comments



**Price:** \$980,000

**Method:** Private Sale

**Date:** 05/02/2026

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 893 sqm approx



**37 Daphne Cr HURSTBRIDGE 3099 (REI/VG)**

Agent Comments



**Price:** \$1,012,000

**Method:** Private Sale

**Date:** 11/12/2025

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 1018 sqm approx

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