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	12 Acacia Road, Hurstbridge Vic 3099

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $1,270,000 Property Type House Suburb Hurstbridge

Period - From 01/10/2024 to 31/12/2024 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	44 Bingley Av HURSTBRIDGE 3099	$1,085,000	08/08/2024
2	33 Cherry Tree Rd HURSTBRIDGE 3099	$1,150,000	13/07/2024
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: 05/03/2025 11:31

12 Acacia Road, Hurstbridge Vic 3099

5 2 3

Property Type: House
Land Size: 2076 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000
Median House Price
December quarter 2024: $1,270,000

Comparable Properties

44 Bingley Av HURSTBRIDGE 3099 (REI/VG)

4 2 4

Price: $1,085,000
Method: Private Sale
Date: 08/08/2024
Property Type: House
Land Size: 1200 sqm approx

Agent Comments

33 Cherry Tree Rd HURSTBRIDGE 3099 (REI/VG)

6 3 2

Price: $1,150,000
Method: Private Sale
Date: 13/07/2024
Property Type: House
Land Size: 1315 sqm approx

Agent Comments

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.

Account - Barry Plant | P: (03) 9431 1243

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