

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

20 Fairdell Crescent, Hurstbridge Vic 3099

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,070,000

Property Type

House

Suburb

Hurstbridge

Period - From

01/01/2025

to

31/03/2025

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	46 Acacia Rd HURSTBRIDGE 3099	\$1,092,500	05/03/2025
2	10 Fairdell Cr HURSTBRIDGE 3099	\$1,270,000	25/11/2024
3	34 Meander Rd HURSTBRIDGE 3099	\$1,011,000	22/10/2024

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:

10/04/2025 17:09



 3  2 

Property Type: House
Land Size: 1343 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
March quarter 2025: \$1,070,000

Comparable Properties



46 Acacia Rd HURSTBRIDGE 3099 (REI)

Agent Comments

 3  2  2

Price: \$1,092,500
Method: Private Sale
Date: 05/03/2025
Property Type: House (Res)
Land Size: 1406 sqm approx



10 Fairdell Cr HURSTBRIDGE 3099 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,270,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 947 sqm approx



34 Meander Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,011,000
Method: Private Sale
Date: 22/10/2024
Property Type: House (Res)
Land Size: 935 sqm approx