

# 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

98 Meander Road, 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

\$800,000

&

\$845,000

### Median sale price

Median price

\$1,025,000

Property Type

House

Suburb

Hurstbridge

Period - From

25/09/2024

to

24/09/2025

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	770 Heidelberg Kinglake Rd HURSTBRIDGE 3099	\$843,770	01/09/2025
2	14b Milton Way HURSTBRIDGE 3099	\$812,000	17/08/2025
3	38 Hillcrest Rd HURSTBRIDGE 3099	\$840,000	29/03/2025

**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:

25/09/2025 12:49

98 Meander Road, Hurstbridge Vic 3099

Kylie McGrath  
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Property Type:  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$845,000  
**Median House Price**  
25/09/2024 - 24/09/2025: \$1,025,000

## Comparable Properties



770 Heidelberg Kinglake Rd HURSTBRIDGE 3099 (REI) Agent Comments



**Price:** \$843,770  
**Method:** Private Sale  
**Date:** 01/09/2025  
**Property Type:** House  
**Land Size:** 955 sqm approx



14b Milton Way HURSTBRIDGE 3099 (REI) Agent Comments



**Price:** \$812,000  
**Method:** Private Sale  
**Date:** 17/08/2025  
**Property Type:** House  
**Land Size:** 550 sqm approx



38 Hillcrest Rd HURSTBRIDGE 3099 (RE/VG) Agent Comments



**Price:** \$840,000  
**Method:** Auction Sale  
**Date:** 29/03/2025  
**Property Type:** House (Res)  
**Land Size:** 1300 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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