

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

72 CHERRY TREE ROAD HURSTBRIDGE VIC 3099

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,750,000

&

\$1,875,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

House

Suburb

Hurstbridge

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

120 CHERRY TREE ROAD HURSTBRIDGE VIC 3099	\$1,800,000	21-Nov-24
29-49 SPRINGHILL ROAD HURSTBRIDGE VIC 3099	\$1,750,000	17-Oct-25
579-589 BROAD GULLY ROAD DIAMOND CREEK VIC 3089	\$1,880,000	06-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 25 February 2026

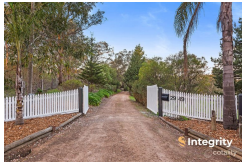


**120 CHERRY TREE ROAD
HURSTBRIDGE VIC 3099**

 4  2  8

Sold Price **\$1,800,000** Sold Date **21-Nov-24**

Distance **0.21km**



**29-49 SPRINGHILL ROAD
HURSTBRIDGE VIC 3099**

 4  2  8

Sold Price **\$1,750,000** Sold Date **17-Oct-25**

Distance **2.72km**



**579-589 BROAD GULLY ROAD
DIAMOND CREEK VIC 3089**

 5  3  7

Sold Price **\$1,880,000** Sold Date **06-Sep-25**

Distance **4.28km**

RS = Recent sale UN = Undisclosed Sale

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