

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

2/1 ELLA COURT HOPPERS CROSSING VIC 3029

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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

1/59 CARADON DRIVE TRUGANINA VIC 3029	\$567,000	13-Jun-24
2/63 JOHNSON AVENUE HOPPERS CROSSING VIC 3029	\$540,000	27-Aug-24
2/35 MEMPHIS DRIVE TRUGANINA VIC 3029	\$512,000	26-Aug-24

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: 12 March 2025



1/59 CARADON DRIVE TRUGANINA VIC 3029

Sold Price

\$567,000

Sold Date

13-Jun-24



3



2



1

Distance

2.12km



2/63 JOHNSON AVENUE HOPPERS CROSSING VIC 3029

Sold Price

\$540,000

Sold Date

27-Aug-24



3



2



1

Distance

2.85km



2/35 MEMPHIS DRIVE TRUGANINA VIC 3029

Sold Price

\$512,000

Sold Date

26-Aug-24



3



2



1

Distance

2.6km

RS = Recent sale

UN = Undisclosed Sale

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