

## 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 BUDGEREE PLACE HOPPERS CROSSING VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Feb 2024

to

31 Jan 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 JILLARD WALK HOPPERS CROSSING VIC 3029	\$490,000	09-Nov-24
35 HARKAWAY AVENUE HOPPERS CROSSING VIC 3029	\$510,000	04-Feb-25
2/43 KNIGHTSBRIDGE DRIVE TARNEIT VIC 3029	\$515,000	22-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: 13 February 2025



**1 JILLARD WALK HOPPERS  
CROSSING VIC 3029**

3 1 2

Sold Price **\$490,000** Sold Date **09-Nov-24**

Distance **1.14km**



**35 HARKAWAY AVENUE HOPPERS  
CROSSING VIC 3029**

3 1 1

Sold Price <sup>RS</sup> **\$510,000** Sold Date **04-Feb-25**

Distance **1.23km**



**2/43 KNIGHTSBRIDGE DRIVE  
TARNEIT VIC 3029**

3 2 1

Sold Price **\$515,000** Sold Date **22-Aug-24**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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