

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

4/174 BETHANY ROAD 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

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

5 WILMINGTON AVENUE HOPPERS CROSSING VIC 3029	\$480,000	16-Oct-24
11 SMEATON AVENUE HOPPERS CROSSING VIC 3029	\$465,000	29-Nov-22
39 HUNTER AVENUE HOPPERS CROSSING VIC 3029	\$475,000	08-Nov-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: 17 March 2025



5 WILMINGTON AVENUE HOPPERS CROSSING VIC 3029

Sold Price

\$480,000

Sold Date

16-Oct-24



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Distance

1.61km



11 SMEATON AVENUE HOPPERS CROSSING VIC 3029

Sold Price

\$465,000

Sold Date

29-Nov-22



3



1



1

Distance

3.16km



39 HUNTER AVENUE HOPPERS CROSSING VIC 3029

Sold Price

\$475,000

Sold Date

08-Nov-24



4



3



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Distance

2.39km



68 WILTONVALE AVENUE HOPPERS CROSSING VIC 3029

Sold Price

\$485,000

Sold Date

08-Feb-22



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Distance

3.68km

RS = Recent sale

UN = Undisclosed Sale

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