

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

1/246 HOGANS 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

\$540,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$449,250

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 May 2024

to

30 Apr 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

2/8 PROTEA COURT HOPPERS CROSSING VIC 3029	\$530,000	30-Jan-25
2/40 LANGRIDGE STREET HOPPERS CROSSING VIC 3029	\$570,000	12-Apr-25
1/82 SONGLARK CRESCENT WERRIBEE VIC 3030	\$526,000	05-Dec-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: 22 May 2025



2/8 PROTEA COURT HOPPERS CROSSING VIC 3029

3 2 1

Sold Price **\$530,000** Sold Date **30-Jan-25**

Distance **0.7km**



2/40 LANGRIDGE STREET HOPPERS CROSSING VIC 3029

3 2 1

Sold Price ^{RS} **\$570,000** Sold Date **12-Apr-25**

Distance **1.84km**



1/82 SONGLARK CRESCENT WERRIBEE VIC 3030

3 2 2

Sold Price **\$526,000** Sold Date **05-Dec-24**

Distance **2.28km**

RS = Recent sale **UN** = Undisclosed Sale

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