

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 11 Bennett Close, Hoppers Crossing

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 \$1,000,000 & \$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median price \$665,000 *House ☒ *Unit ☐ Suburb HOPPERS CROSSING

Period - From March 2025 to Sep 2025 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 Lawson Court, Hoppers Crossing	\$1,080,000	19 th March 2025
36 Hogans Road, Hoppers Crossing	\$1,020,000	20 th June 2025
29 Redwood Drive, Hoppers Crossing	\$1,100,500	10 th May 2025

Property data source: Corelogic.com.au. Generated on 11th September 2025.