

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 2/17 Eleanor Drive, Hoppers Crossing, VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$520,000

&

\$560,000

Median sale price

Median price

\$440,000

Property Type

Unit

Suburb

Hoppers Crossing (3029)

Period - From

01/10/2024

to

30/09/2025

Source

Cotality

Comparable property sales

A These are two 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
2/227 HOGANS ROAD, HOPPERS CROSSING VIC 3029	\$531,000	19/09/2025
1B LYNDALL COURT, HOPPERS CROSSING VIC 3029	\$520,000	19/08/2025

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 six months.

This Statement of Information was prepared on: 10/10/2025

