

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 Dummett Avenue, Hoppers Crossing, VIC 3029

Indicative selling price

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

Price Range

\$450,000

&

\$490,000

Median sale price

Median price

\$620,000

Property Type

House

Suburb

Hoppers Crossing (3029)

Period - From

01/07/2024

to

30/06/2025

Source

Corelogic

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
150 MORRIS ROAD, HOPPERS CROSSING VIC 3029	\$470,000	19/02/2025
28 SWALLOW STREET, WERRIBEE VIC 3030	\$450,000	05/04/2025
3 MERRETT AVENUE, HOPPERS CROSSING VIC 3029	\$455,000	11/01/2025

This Statement of Information was prepared on: 07/07/2025