

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

3 Bedford Court, Hoppers Crossing Vic 3029

Indicative selling price

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

Range between

\$580,000

&

\$600,000

Median sale price

Median price

\$620,000

Property Type

House

Suburb

Hoppers Crossing

Period - From

01/01/2025

to

31/03/2025

Source

REIV

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 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
1	3 Doynton Pde HOPPERS CROSSING 3029	\$700,000	14/02/2025
2	2 Swift St HOPPERS CROSSING 3029	\$550,000	13/02/2025
3	40 Herbert Av HOPPERS CROSSING 3029	\$570,000	10/12/2024

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 six months.~~

This Statement of Information was prepared on:

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3 Bedford Court, Hoppers Crossing Vic 3029

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Property Type:
Agent Comments

Indicative Selling Price
\$580,000 - \$600,000
Median House Price
March quarter 2025: \$620,000

Comparable Properties



3 Doynton Pde HOPPERS CROSSING 3029 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 14/02/2025
Property Type: House
Land Size: 588 sqm approx

2 Swift St HOPPERS CROSSING 3029 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 13/02/2025
Property Type: House (Res)
Land Size: 630 sqm approx



40 Herbert Av HOPPERS CROSSING 3029 (VG)

Agent Comments



Price: \$570,000
Method: Sale
Date: 10/12/2024
Property Type: House (Res)
Land Size: 584 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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