

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

31 RESERVE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$637,500

*House

X

*Unit

Suburb

HOPPERS CROSSING

Period - From

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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
1. 126 BELLBRIDGE DRIVE, HOPPERS CROSSING VIC 3029	\$702,000	26-Jul-25
2. 149 BELLBRIDGE DRIVE, HOPPERS CROSSING VIC 3029	\$655,000	30-Jun - 25
3. 242 MORRIS ROAD, HOPPERS CROSSING VIC 3029	\$676,000	28 - Jun - 25

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.

Property data source: Corelogic.com.au. Generated on 25/11/2025