

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

49 TENBY WAY 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

\$789,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

7 PENNY CRESCENT HOPPERS CROSSING VIC 3029	\$745,000	07-Apr-25
26 CLEVELAND DRIVE HOPPERS CROSSING VIC 3029	\$776,000	29-Apr-25
1 GUYENNE COURT HOPPERS CROSSING VIC 3029	\$745,000	09-May-25

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 6 months.~~

This Statement of Information was prepared on: 13 June 2025



**7 PENNY CRESCENT HOPPERS
CROSSING VIC 3029**

3 2 2

Sold Price **\$745,000** Sold Date **07-Apr-25**

Distance **0.36km**



**26 CLEVELAND DRIVE HOPPERS
CROSSING VIC 3029**

4 2 2

Sold Price **\$776,000** Sold Date **29-Apr-25**

Distance **0.39km**



**1 GUYENNE COURT HOPPERS
CROSSING VIC 3029**

4 2 2

Sold Price ^{RS} **\$745,000** Sold Date **09-May-25**

Distance **0.59km**

RS = Recent sale UN = Undisclosed Sale

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