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

5 FULHAM COURT 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	\$940,000	&	\$980,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$630,000	Prop	erty type	e House		Suburb	Hoppers Crossing
Period-from	01 Apr 2025	to	30 Sep 2	2025	Source		Cotality

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
8 BOX PLACE HOPPERS CROSSING VIC 3029	\$950,000	02-Jul-25
11 LOXLEY COURT HOPPERS CROSSING VIC 3029	\$955,000	29-Sep-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: 18 November 2025

