

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 MIRAMBEEK 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

\$820,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Sep 2024

to

31 Aug 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

5 ALLAWAH COURT HOPPERS CROSSING VIC 3029	\$800,000	03-Sep-25
50 LONSDALE CIRCUIT HOPPERS CROSSING VIC 3029	\$862,000	16-Aug-25
13 ASHLEY AVENUE HOPPERS CROSSING VIC 3029	\$905,000	25-May-00

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: 09 September 2025



**5 ALLAWAH COURT HOPPERS
CROSSING VIC 3029**

 4  2  2

Sold Price

^{RS}

\$800,000

Sold Date

03-Sep-25

Distance

0.73km



**50 LONSDALE CIRCUIT HOPPERS
CROSSING VIC 3029**

 4  2  2

Sold Price

^{RS}

\$862,000

Sold Date

16-Aug-25

Distance

3.5km



**13 ASHLEY AVENUE HOPPERS
CROSSING VIC 3029**

 3  2  2

Sold Price

\$905,000

Sold Date

25-May-00

Distance

2.21km

RS = Recent sale

UN = Undisclosed Sale

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