

## 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

56 BELLBRIDGE DRIVE HOPPERS CROSSING VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$780,000

### 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 185 MORRIS ROAD HOPPERS CROSSING VIC 3029   | \$750,000 | 19-Aug-25 |
| 5 PLAYER CLOSE HOPPERS CROSSING VIC 3029    | \$740,000 | 14-May-25 |
| 17 BURGE CRESCENT HOPPERS CROSSING VIC 3029 | \$765,000 | 28-Jun-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: 02 September 2025



**185 MORRIS ROAD HOPPERS  
CROSSING VIC 3029**

 4  2  2

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**19-Aug-25**

Distance

**0.83km**



**5 PLAYER CLOSE HOPPERS  
CROSSING VIC 3029**

 4  2  3

Sold Price

**\$740,000**

Sold Date

**14-May-25**

Distance

**1.15km**



**17 BURGE CRESCENT HOPPERS  
CROSSING VIC 3029**

 4  2  6

Sold Price

**\$765,000**

Sold Date

**28-Jun-25**

Distance

**1.49km**



**241 MORRIS ROAD HOPPERS  
CROSSING VIC 3029**

 4  2  2

Sold Price

**\$772,000**

Sold Date

**05-Apr-25**

Distance

**1.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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